

**8 Lorikeet Street, Mount Gambier, SA, 5290**



**House For Sale**

Wednesday, 14 August 2024

8 Lorikeet Street, Mount Gambier, SA, 5290

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Al Lamond  
0418849266



Ben Ransom  
0400870362

## BRAND NEW - LAKES LOCATION

Brand-New home located in a sought-after lakes location with the Blue Lake within a moments' walk. Positioned on an elevated hills side there are views out over the native forest reserve directly over the back fence + rural farming land beyond. With the orientation of the home catching all day northern sun to the front and capturing late afternoon sunsets at dusk across the outdoor alfresco filtering into the open plan living space.

The home consists of three bedrooms, the master having a walk-in wardrobe and ensuite that includes an enclosed toilet. Bedrooms two and three are of queen bed size and have floor to ceiling built in robes. The second bathroom with separate toilet and laundry rooms are positioned central to bedrooms two and three. Versatile second living room, to use how best fits your living dynamic, either a formal lounge room, children's playroom, games room, home cinema or fourth bedroom.

Centrally positioned in the home is the expansive open concept living area, light and bright with natural light, timber look robust hybrid vinyl plank flooring in the high traffic areas. The kitchen is slick with modern two-tone cabinetry white with black under island bench, complete with dishwasher, electric cooking appliances and a walk-in pantry with abundance of open shelving for storage. Control your comfort all year round with the touch of a button as this home is fitted with ducted reverse cycle air conditioning.

Expand your living and entertaining outdoors onto the generous size under main roof elevated alfresco with glass balustrade, country bushland view without being out of town, also overlooking the rear yard that is conveniently vehicle accessible from the front of the property.

Convenience with secure parking, under main roof for two vehicles, remote garage door and internal home access. The home is complete with light fittings and blinds making life as easy as moving straight in with nothing left to do but unpack and enjoy.

### Extra Information:

Council Rates / Yet to be council assessed

SA Water Supply Charge / \$78.60 p/qtr

SA Water Sewer Supply Charge / \$99.98 p/qtr approx.

Emergency Services Levy / \$102.00 p/a approx..

Estimated Rental Amount / \$550-\$600 p/w

Land Size / 888 m<sup>2</sup>

Council / City of Mount Gambier

Zoning / Suburban Neighborhood

### Disclaimer:

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. Please read the Consumer and Business Services Form R7

[http://www.cbs.sa.gov.au/assets/files/form\\_r7\\_warning\\_notice.pdf](http://www.cbs.sa.gov.au/assets/files/form_r7_warning_notice.pdf) in reference to any financial or investment advice contained within this communication. Liability limited by a scheme approved under Professional Standards Legislation.