

9 Glenferrie Close, Mount Gambier, SA 5290

House For Sale

Friday, 1 March 2024

9 Glenferrie Close, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 440 m2

Type: House



Bianca Taylor

\$449,000 - \$469,000

Nestled in the Montebello area of Mount Gambier, 9 Glenferrie Close epitomises convenience and comfort in a sought-after location. Perfectly situated just a stone's throw away from an established early education centre, kindergarten, primary and high schools, as well as Mount Gambier's UniSA and Tafe SA precinct, this property offers the ultimate in convenient living. Adding to its allure, a small shopping complex featuring IGA and Gym Challenge Meals is within easy reach, making daily errands a breeze. The brick and tile home boasts a welcoming and low-maintenance front yard with great street appeal, highlighted by a charming bay window that sets the tone for the inviting ambiance within. Upon entry, you are greeted by the tastefully updated living area adorned with timber look floors and day/night blinds. With an abundance of natural light and a gas wall furnace, this space is destined to become a favourite spot for relaxation and entertainment. Moving through the home, the open plan kitchen/dining area offers a perfect gathering place for families. The kitchen has been stylishly updated in a neutral colour scheme, boasting ample cupboard space, including a generously sized pantry. The dining area, complete with a single glass sliding door leading to the rear yard, not only floods the space with natural light but also provides seamless indoor-outdoor living. Down a private hallway, flanked by a linen cupboard, lies the spacious master bedroom featuring floor-to-ceiling built-in robes for ample storage. The functional and tidy bathroom, conveniently positioned between the bedrooms, showcases a bath, walk-in shower, and vanity, with a separate toilet for added convenience. Bedrooms 2 and 3 offer comfortable accommodations for family or guests. The compact yet efficient laundry provides direct access to the fully enclosed yard, offering manageable space and an impressive paved pergola. Semi-enclosed by lattice and featuring a pitched roof, the pergola is a versatile space perfect for year-round entertaining. Currently tenanted until December 2024, this property presents an excellent investment opportunity, a downsizer's dream, or an ideal entry point for first-time buyers. Don't miss this chance to secure a home where all the hard work has been done for you. For more information or to arrange a viewing, please contact Bianca Taylor on 0407 613 346. Explore the endless possibilities awaiting at 9 Glenferrie Close – your new forever home!

Additional Information: Land Size: Approx 440m² Building Size: Approx 150m² Council Rates: Approx TBC Emergency Services Levy: Approx \$105 per annum Water / Sewerage Rates: Approx TBC Age of Building: Approx 1996 Rental Appraisal: \$430 - \$450 Per Week