



**SOLD**

## BEAUTIFUL FAMILY HOME IN CITY CENTRE

Located in one of Mount Gambier's most attractive streets, the established line of trees gives the area that homely feel and the street is quiet to normally only local traffic passing through. With the main street, Mount Gambier Bowling club, Vansittart Park only a drop kick away, this makes for one of the best addresses and most convenient locations in which a modern family could live.

The home has undergone a major renovation over the past few years to create a large family home.

An open kitchen meals family area welcomes you into the home, complemented ornate fireplace, classy kitchen, with huge island bench, heaps of cupboards, walk through pantry, soft close drawers, 5 burner gas stove and double drawer dishwasher.

The home is heated by the very functional under floor gas central heating and the double stone walls, creates a solid feel, is noise cancelling and perfect for the summer months.

A 2nd family room off the bedrooms makes a great area for kids to have their own space.

A 3rd living area/ lounge room or 5th bedroom depending on a family need, has sliding doors to huge, covered patio/ deck area, with café blinds, so it can be used to entertain family and friends all year round.

Bedrooms 2 and 3 have wall to wall built in robes plus a well-appointed bathroom with floor to ceiling tiling and deep free-standing bath to soak your trouble away.

At the rear is the Master Bedroom with wall-to-wall robe and open modern well-appointed ensuite, with window overlooking the rear yard. Marble vanities and luxury finishes complement the wet areas. There is also a spacious light filled laundry with plenty of cupboards and rear yard access.

Triple length carport with remote roller door runs the side of the house and leads to single stone garage with workshop.

Off the garage is a well-appointed granny flat/ teenagers' pad or the perfect accommodation for when family and friends come to visit, with sliding doors to its own shaded patio.

Beautiful established trees and gardens complement this home with its private rear yard which is fully closed with fencing and gates to keep the children and family secure. There is under house storage and 13,500 litres of rainwater.

To the serious buyer this home is recommended viewing.

**5 BED | 3 BATH | 3 CAR**

**PRICE:**  
\$605,000

**OPEN FOR INSPECTION:**  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

1 PARK STREET, MOUNT GAMBIER

INTERNAL - 172.0 SQM  
EXTERNAL - 145.4 SQM  
TOTAL - 338.0 SQM

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