

**SOLD**

## SPACIOUS AND LOVED FAMILY HOME

If your family is looking for an affordable home with all the room for a growing family or maybe an investor looking for a solid investment, well this property will certainly be worth an inspection. This home has been lovingly looked after by the current owners for the past 45 years. Upgraded over the years with new roof and windows, upgraded Bathroom and a new kitchen means the new owner need to walk in and enjoy. A new addition of a new family meals area plus 4th bedroom and utility room makes this home huge and would cater for the larger family. Lovely street appeal and located in popular area of Mount Gambier, close to schools, sporting clubs and Commercial Street. The home consists of 3 large bedrooms all with robes, smaller 4th bedroom plus an office or utility room. Formal lounge and dining area is a great spot for the parents to find their own space and complemented with gas log fire. Classy, upgraded kitchen has step in pantry, plenty of bench space, pyrolytic self-cleaning oven, and dishwasher. A huge family meals area is just the perfect place for the family or entertaining friends, large floor to ceiling cupboards perfect for inside storage and this area is complemented by slow combustion heating and ceiling fans. Great access to this level allotments means you can house boats, caravans, or vehicles as there is a caravan port, double carport plus solid stone single garage plus workshop and woodshed. Lovely low maintenance yard with 2 covered patio areas to entertain family and friends. For the investor the current owners would lease back at \$450.00 per week.

RLA 269823

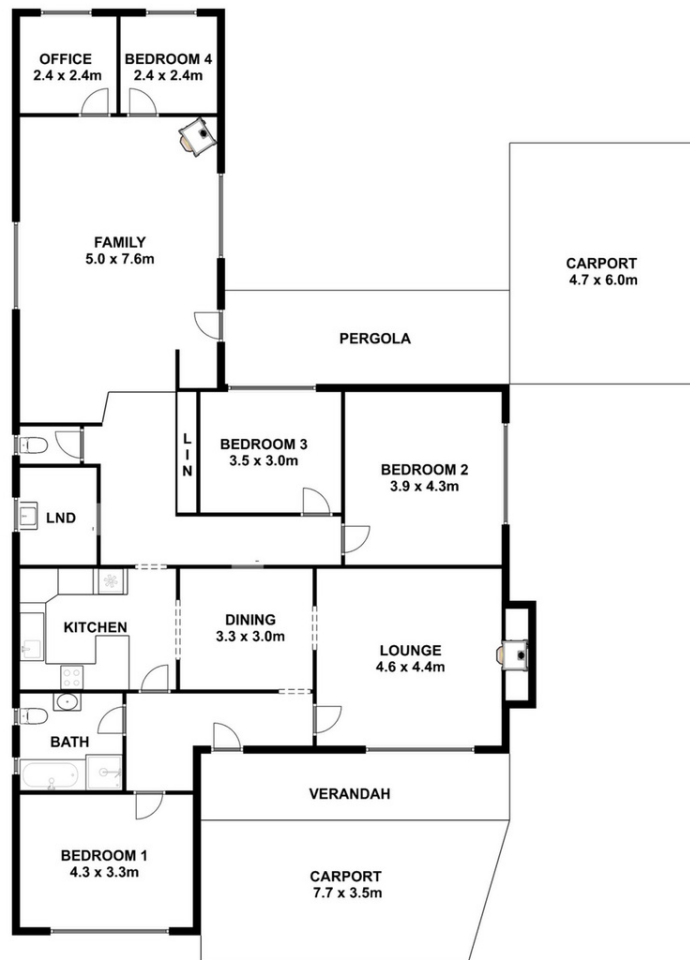
**4 BED | 1 BATH | 4 CAR**

**PRICE:**  
**\$430,000**

**OPEN FOR INSPECTION:**  
**N/A**



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This drawing is for illustration purpose only. All measurements are approximate only and information intended to be relied upon should be independently verified.

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.