14 IVY PLACE, MOUNT GAMBIER, SA, 5290









SOLD

LOVELY, AFFORDABLE HOME.

The heading says it all, just the perfect house located in a quiet cul de sac in the popular Conroe Heights area.
It is a pleasure to offer this attractive, stylish, well-maintained home on a level allotment.
The home consists of three good size bedrooms all with ceiling fans and built in robes with the main bedroom having a walk-in robe.
A functional 3-way bathroom acts like an ensuite from the main bedroom and has separate toilet and vanity area.
Laundry has plenty of cupboard space and a mounted dryer which can be included.
The front lounge room is a great second living area, feature a cathedral ceiling, split system air-conditioning, making this room a bit special and a great area to sit and relax, maybe read a book, or watch your favourite TV show.
At the rear of the home, you find an open kitchen meal, family area with northern aspects capturing the North winter sun. This classy kitchen is complemented with breakfast bar, step in pantry, modern Pyro self-cleaning oven, and heaps of cupboard space.
A gas log fire, ceiling fan and split system air-conditioning keeps this area the right temperature all year round and a great spot to entertain family and friends.
Sliding doors from the family room leads to a covered patio area, sheltered from the elements so you can use it all year round.
Sliding door from the meals area leads to a well-established lawn area, with raised vegetable garden beds, established shrubs with this whole area easy to maintain.
You also have the luxury of a double garage under the main roof, with enough room on the side for rear yard access for a trailer or dingy.
When you include modern colours throughout, quality curtains, almost new hot water system, water softener and brick, colorbond construction this home will certainly tick's a lot of boxes and certainly worth an inspection to the genuine buyer.

RLA 269823

3 BED | 1 BATH | 2 CAR

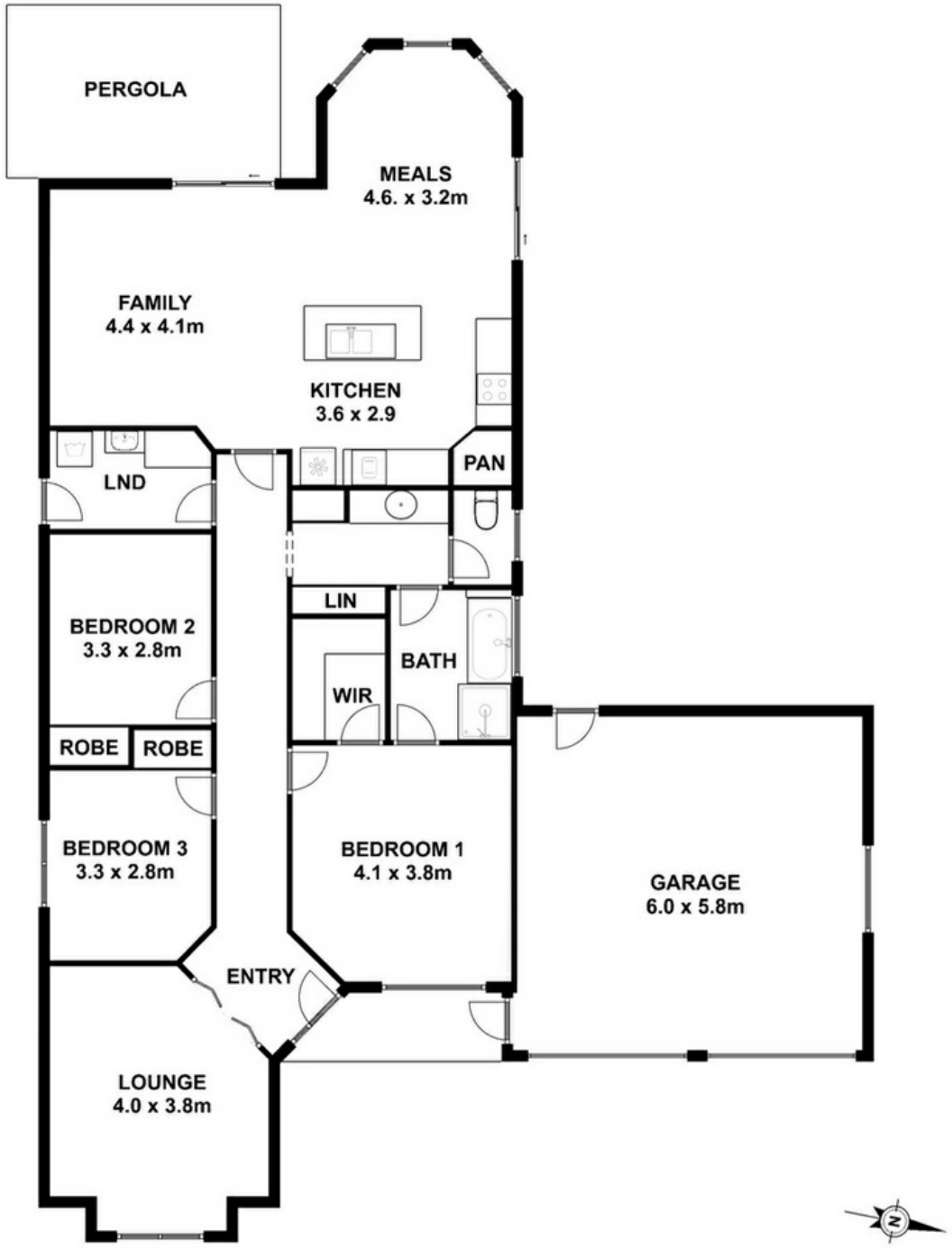
PRICE:
$496,500

OPEN FOR INSPECTION:
N/A



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MOUNT GAMBIER



Living :	139 SQ.M
Garage :	35 SQ.M
Pergola :	14 SQ.M

TOTAL AREA : 188 SQ.M

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.

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