



FOR SALE

PERFECT FAMILY HOME OR INVESTMENT

Inspection recommended of this one owner family home. Located in a quiet street but being only a stone's throw from the popular Collins Court shopping centre and the Western Tavern. This home has fantastic living areas with a front formal lounge, separate dining room, perfect for entertaining.

An open meals kitchen, family room allows the family to have their own easy living areas. Well appointed kitchen with heaps of cupboards and bench space.

Ducted gas central heating flows through the entire home with both living areas having their own gas heaters to snuggle up in front of plus the family has the luxury of split system air-conditioning.

There are three large bedrooms all with built in robes with the main bedroom having an en-suite, and stunning built in timber Bedroom suit.

Well-appointed 3-way bathroom works well for the growing family and huge laundry complements the other wet areas.

Single garage under the main roof with fantastic rear yard access ideal for caravans, boats or the construction of sheds.

Sliding door from the family room leads to a level rear yard including a large garden shed, shade house and hot house. A gazebo is an ideal spot to enjoy a drink with family and friends.

A shade house fernery at the front of the home could be used as a second outdoor entertaining area.

Extras like roller shutters, solar panels make this attractive brick home the perfect purchase.

Rental Appraisal Income \$470 to \$480 per week

3 BED | 2 BATH | 1 CAR

PRICE:

\$460,000 to \$490,000

OPEN FOR INSPECTION:

N/A



Peter Dempsey

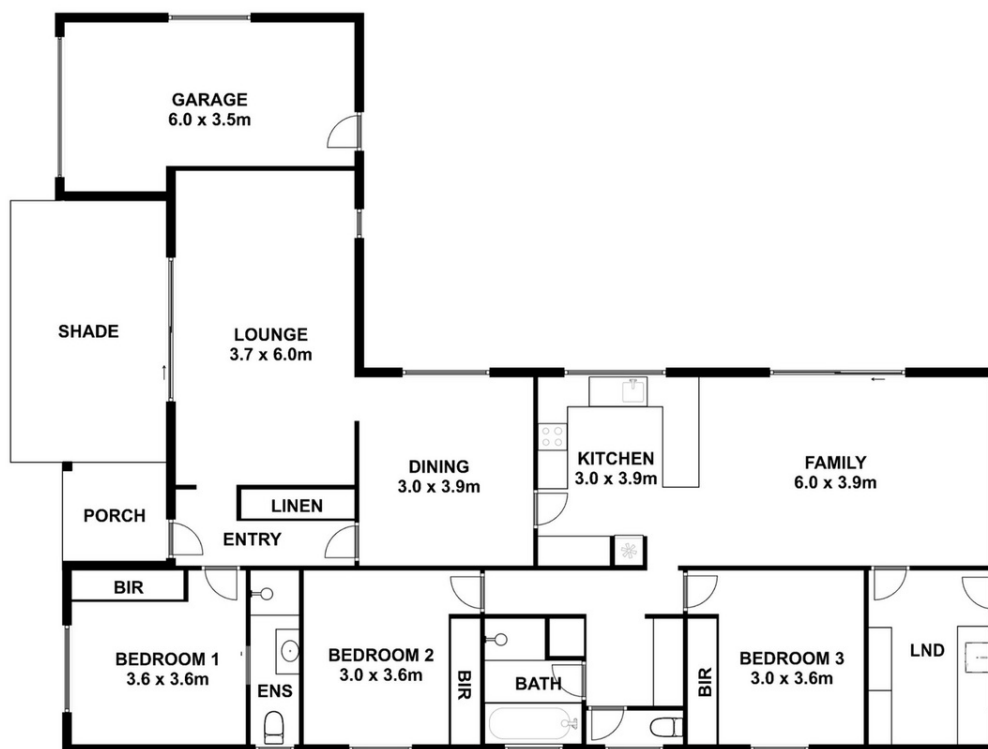
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**3 Jacaranda Court
MOUNT GAMBIER**



Living : 171 SQ.M
Porch: 4 SQ.M
Pergola : 17 SQ.M

TOTAL AREA : 192 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.