



**SOLD**

## GREAT LOCATION FOR THE FAMILY

What a perfect location, positioned in the middle of Reidy Park, Tenison College, and Mount Gambier High School. Just let the kids walk to school.

This solid stone has had many upgrades such as new roofing and windows.

The home features three or four bedrooms the main bedroom with built-in robes.

Polished timber floorboards flow through the lounge and two main bedrooms and classy tiling flows through the kitchen meals family area all this area is complemented by slow combustion heating and split system air-conditioning, keeping the home the right temperature all year round.

The formal lounge is a great place to sit and relax while the modern functional upgraded kitchen with a walk-in pantry and breakfast bench, overlooks the meals family area, perfect for family gatherings and mealtime. Just off this area is a large rumpus room just the ideal kids' area, games, rumpus room, or maybe changed to accommodate more bedrooms.

Just off the meals area is a 3rd bedroom plus an adjoining office/ study.

In the main house, you have a bathroom and vanity, plus a separate toilet and shower and a large laundry that adjoins a covered porch area, perfect for boots and coats.

At the rear of the house, you have a patio veranda area that overlooks the private rear yard, enclosed for the safety of children and pets.

Also the bonus of storage shed and a 3rd outside toilet.

The front yard again is enclosed and could certainly accommodate boats and caravans.

Access to the rear yard is from the carport which is also incorporated into a 5.5 x 5.5 color bond garage which is fully lined and is currently used as a teenager's pad but could be used for multiple uses as it has split system air-conditioning plus its own en-suite.

A huge extra is the solar system which is basically new with 22 x 415 Watt Jinko panels with a 9.13 KW system, fantastic considering the cost of living these days.

This home is well worth an inspection by the genuine buyer.

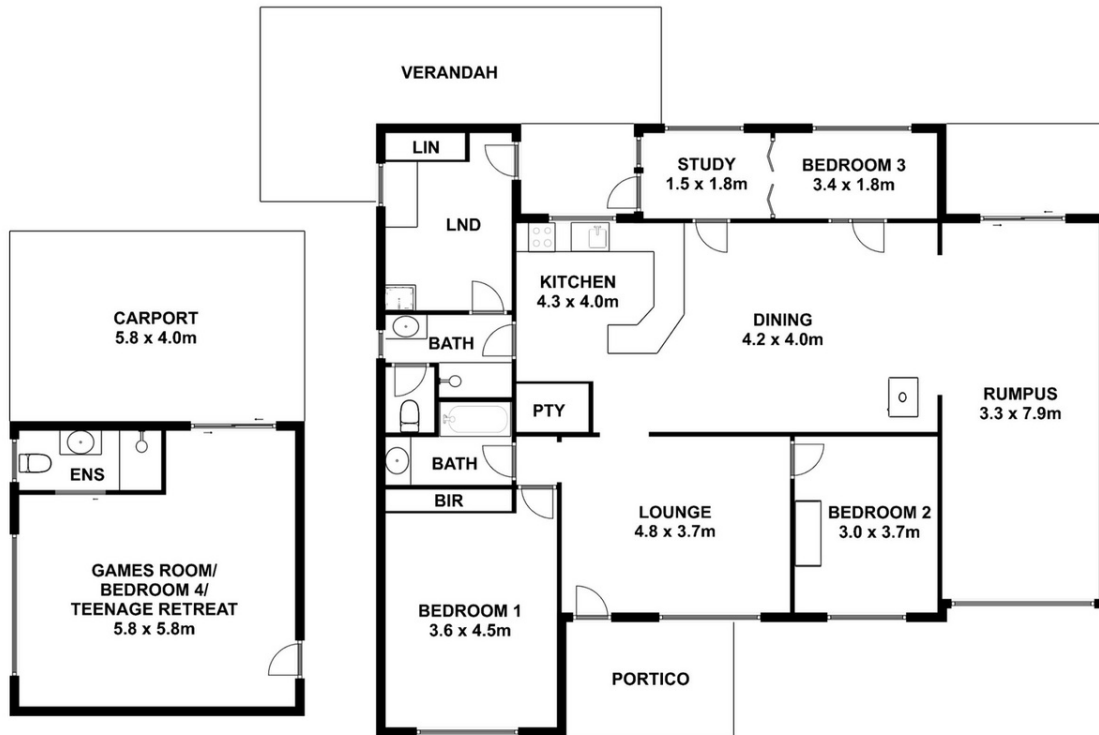
**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$525,000**

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



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Living : 181 SQ.M  
Verandah : 25 SQ.M  
Portico : 9 SQ.M  
Carport : 25 SQ.M

TOTAL AREA : 240 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.