

2/2 PATRICIA COURT, MOUNT GAMBIER, SA, 5290



FOR SALE

CHARMING, LOW-MAINTENANCE LIVING IN A PRIME LOCATION.

Welcome to this beautifully presented, easy-care residence offering the perfect balance of modern comfort and effortless convenience. Superbly positioned in a highly desirable neighbourhood, this home places you just moments from vibrant local parks, the hospital, and the bustling Marketplace shopping precinct.

Step inside to discover a light-filled, expansive open-plan kitchen, meals, and family area. The versatile floor plan offers plenty of space, easily accommodating a dedicated home office setup or a cozy second sitting area to suit your lifestyle needs.

Move seamlessly through the sliding door to the standout semi-enclosed alfresco area. Featuring a rustic slow combustion heater, this exceptional space lets you comfortably entertain family and friends year-round. Indoors, central ducted gas heating guarantees the entire home remains warm and inviting during the cooler months.

Modern kitchen with breakfast bar, dishwasher and ample cupboards.

3 Generous Bedrooms: All thoughtfully equipped with functional built-in robes.

Single garage under the main roof, with the convenience of inside access and a remote roller door

Smart Two-Way Bathroom: Cleverly designed layout complemented by a convenient second private toilet.

Perfect for a retiree, first home buyer, young family, or investor.

RLA 269823

3 BED | 1 BATH | 1 CAR

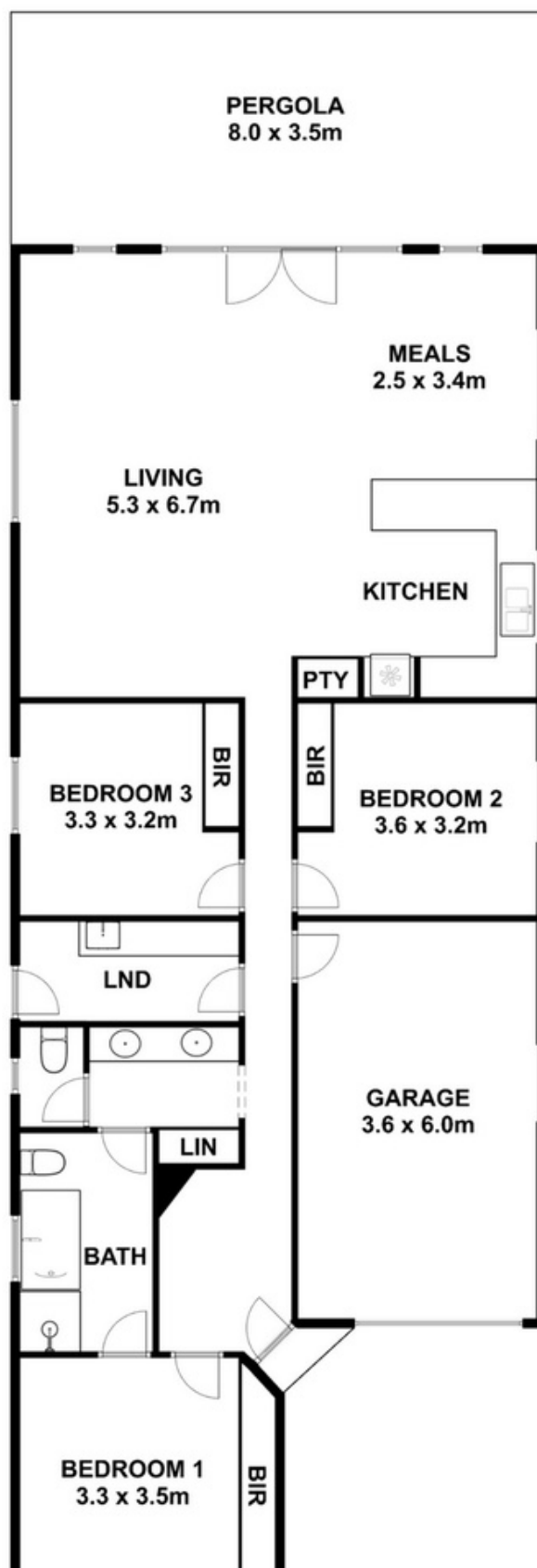
PRICE:
\$565,000 to \$585,000

OPEN FOR INSPECTION:
N/A



Peter Dempsey
0418854393
peterdempsey@atrealty.com.au
peterdempseyatrealty.com
RLA: 269823

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MOUNT GAMBIER



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.

Living : 119 SQ.M
Pergola : 28 SQ.M
Garage : 22 SQ.M
TOTAL AREA : 169 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.