



45 Margaret Street, MOUNT GAMBIER, SA 5290

Conveniently central family home with lots of perks

Elders Real Estate, Mount Gambier, present this centrally located home at 45 Margaret Street, Mount Gambier for sale.

This solid limestone-built home is located along the famous Railway Lands track with the brand new Wulanda Recreation Centre almost immediately next door. With aquatic and group fitness facilities for the whole family located so close, as well as central shopping, dining, schools, childcare and healthcare all accessible within moments, this is an unbeatable location for families.

The home offers three spacious double bedrooms with an attached studio, ideal for the family business, a main bedroom, a teenager's retreat, a granny flat or a creative space. The property also benefits from a large rear garden that accommodates a huge shed space ample for a workshop and vehicle parking.

Entry to the house is via a neat, tidy, low-maintenance front garden with established trees and fencing to either side. An attractive pillared and raised portico protects a natural timber French door that leads into a spacious entry hall. Two front-facing double bedrooms sit on either side of the entry. Both bedrooms feature converted fireplace surrounds with shelving mantles for storage and are carpeted for comfort. The bedroom to the right would be a fantastic lounge room with an exposed cutaway section and open doorway.

TYPE: Sold

INTERNET ID: 300P109058

SALE DETAILS

\$379,000 - \$399,000

CONTACT DETAILS

RLA62833

9 Bay Road
MOUNT GAMBIER, SA

08 8726 4400

RLA: 62833

Sarah Barney

0407 714 354

The main living areas are located at the far end of the hallway with an open-plan kitchen and dining area featuring stunning timber floorboards and a large rear living/rumpus room. The kitchen has a large timber framed window letting in natural light and offers ample worktop and timber cabinet space. A free-standing electric oven and cooktop sit opposite the sink, within the original larder space that has been converted for storage. The kitchen has enormous potential for a low-cost modern renovation with fantastic proportions to work with.

The rear living space offers floating floors, windows to either side and sliding glass doors accessing the pergola. It also leads to a third double bedroom accessed from both the living room and hallway, making it convenient for a nursery or study.

The family bathroom at the end of the hall features a shower over the bath and a vanity unit with a separate toilet off the living room for privacy. A good-sized laundry sits on the opposite side of the living room. It has a built-in wash trough and an external door for convenient access outside.

A converted studio space sits on the right side of the house, accessed from an exterior door that leads into a private foyer area. From here there is a second private toilet and a study.

The studio is carpeted and offers reverse-cycle air conditioning for comfort, with front-facing sliding doors and windows to the right. This space is ideal for a home business. It could be further converted for Airbnb accommodation bringing in extra revenue, or be utilised as a granny flat or teenager's room.

The outside of this property has a lot to offer, with a large, secure shed providing space for vehicles or a large workshop. There is a substantial rear garden with plenty of room for the kids and pets to roam. A high fence separates the pergola from the rest of the garden, providing protection from the elements for year-round alfresco dining and entertaining enjoyment.

The large driveway to the right offers additional parking space and secure gated entry to the pergola. This area would provide ample room for client or guest parking, with street parking also available.

This property has the potential to suit a variety of needs from families, business owners and investors, with the unbeatable central location sure to increase rental prices and property value.

Contact Sarah Barney at Elders Real Estate, Mount Gambier, to learn more about this home and to book your viewing without delay.

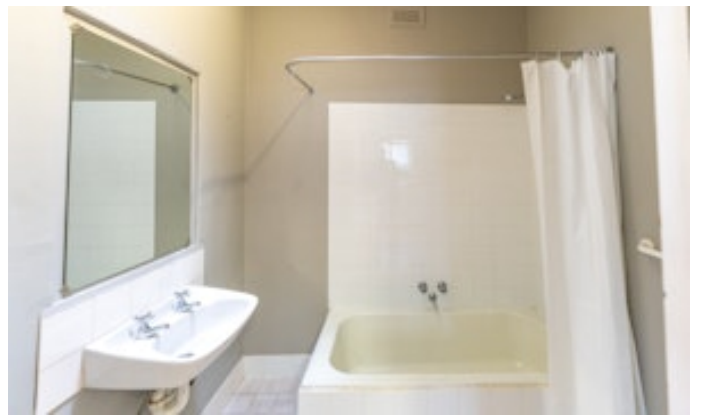
Extra Information:

Council Rates 1550 per year

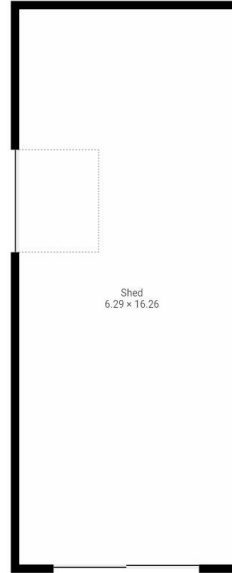
Emergency Services Levy \$115/a

RLA 62833

- Bedrooms: 3
- Bathrooms: 1
- 6 car garage







DISCLAIMER: FLOOR PLAN MEASUREMENTS ARE APPROXIMATE AND FOR ILLUSTRATION PURPOSES ONLY