



11 Badenoch Street, MOUNT GAMBIER, SA 5290

Immaculately maintained, well-loved for over 20 years

Sarah from Elders Mount Gambier welcome's you to 11 Badenoch Street, Mount Gambier.

Built in 1980, this well-loved and meticulously maintained home presents an exceptional opportunity for those seeking comfort, space, and enduring value. Nestled on a generous 686 m² block (approx.), this property has been treasured by its second owner since 1996, and the attention to detail is immediately evident.

The home offers three large bedrooms, two with built-in wardrobes, and the master enhanced with a ceiling fan. A formal lounge at the front is carpeted for warmth, while the family room features timber-look flooring, a ceiling fan, reverse cycle air conditioning, and sliding doors that open to the backyard-making it the perfect spot for year-round living and entertaining.

The updated kitchen is well designed with electric cooking, abundant bench and cupboard space, and a Bellini dishwasher, with enough room for dining. A large bathroom includes both a bath and shower along with a wide vanity, complemented by a linen cupboard in the spacious passageway.

TYPE: For Sale

INTERNET ID: 300P182158

SALE DETAILS

\$489,000

CONTACT DETAILS

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Practical upgrades are evident throughout, including updated aluminium windows and security doors at the front and rear. Outdoors, the secure backyard is complete with a garden shed, while a garage under main roof provides covered parking. Flooring throughout is a mix of soft carpet in the lounge and easy-care timber look through the rest of the home, balancing comfort with low maintenance.

With its solid footprint, thoughtful updates, and secure block, 11 Badenoch Street is a home of enduring quality. Families will appreciate its space and practicality, while long-term ownership speaks to the care it has received over the years. Whether you're entertaining, relaxing, or enjoying your private backyard retreat, this home is ready to be enjoyed for many years to come.

Council Rates: Approx. \$1900 per year

Council: City of Mount Gambier

Land Size: 686 m² block (approx.)

Rental Appraisal: A current rental appraisal has been completed at \$450 - \$460 Per a Week

- Land Area 686.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1



