

3 Bellshire Place, MOUNT GAMBIER, SA 5290

Location, Lifestyle & Exceptional Family Appeal

Macey Humphries from Elders Real Estate is proud to present 3 Bellshire Place, Mount Gambier. A spacious and beautifully maintained family home, perfectly positioned in a quiet, family-friendly neighbourhood where lasting memories are ready to be made.

- Be welcomed through the manicured front garden and porch into a light-filled loungeroom, enhanced by near-new carpet and the comfort of a reverse cycle air conditioner. The perfect space to relax and unwind.
- The well-appointed kitchen is designed for functionality and space, featuring an electric oven, grill, cooktop, double sink, dishwasher, and an abundance of bench and cupboard space. It flows effortlessly into the generous open-plan dining area and second living room, kept cosy year-round with a wood fire, a second reverse cycle air conditioner and a ceiling fan.
- The master bedroom, located at the front of the home, offers a peaceful retreat complete with a large walk-in robe, ceiling fan, and a private ensuite with a shower, toilet, spacious vanity, and dual mirrors.

TYPE: For Sale

INTERNET ID: 300P182859

SALE DETAILS

\$669,000

CONTACT DETAILS

RLA62833

9 Bay Road
MOUNT GAMBIER, SA
08 8726 4400
RLA: 62833

Macey Humphries
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- The main bathroom boasts a separate shower and bath, along with a vanity unit with storage and the toilet sits separate for convenience. Towards the rear of the home, four additional bedrooms provide ample space for the whole family. Each carpeted and fitted with built-in robes for comfort and convenience.

- The main bathroom is thoughtfully designed with a separate shower and bath, plus a vanity with storage, while the toilet is separate for added practicality.

- Glass sliding doors open from the second loungeroom to a secure, low-maintenance backyard. The fully concreted patio is ideal for kids to play or for hosting casual outdoor gatherings. A double garage under the main roof features two roller doors and offers direct access to both the backyard and front entry. Solar panels complete the package, helping to reduce energy costs year-round.

This impressive property offers comfort, space and a lifestyle of ease - ideal for growing families wanting to secure a home in a sought-after location. Contact Macey Humphries at Elders Real Estate today to find out more and schedule your inspection. RLA 62833

Additional property features:

Land size: Approximately 800m2

Property Built: Approximately 1990.

Council Rates: Approximately \$502 per quarter.

Council Zoning: City of Mount Gambier.

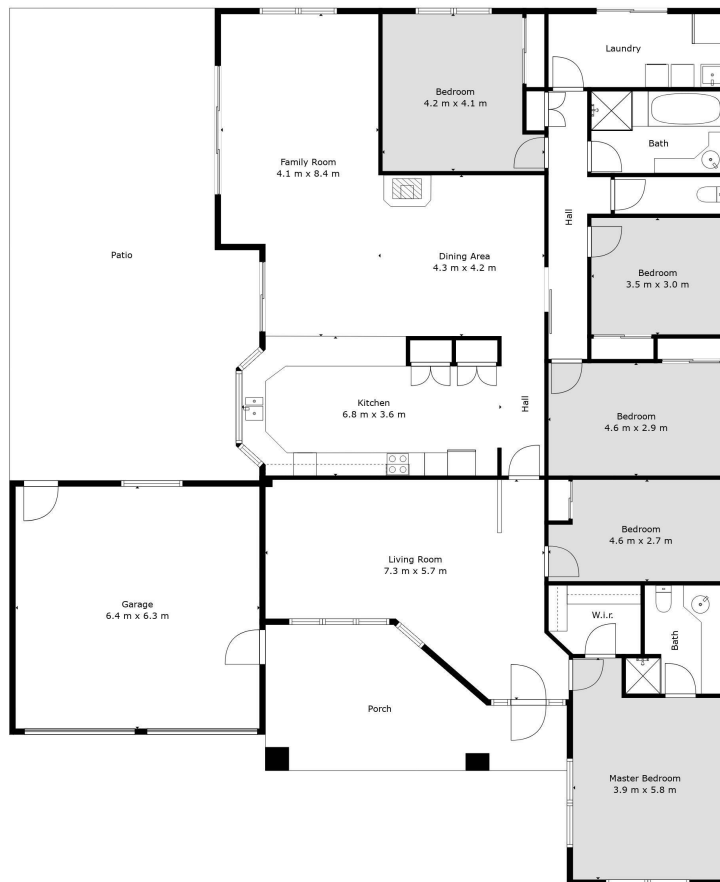
Current Rental Appraisal: The property is currently on a periodic leased at \$520 per week. An up-to-date market appraisal has been completed of \$520 - \$540 per week.

Other features: Close to Schools, Close to Shops

- Land Area 800.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Double garage
- Ensuite







Jake Muller Photography

Sizes And Dimentions Are Approximate, Actual May Vary