



4 Tumut Drive, MOUNT GAMBIER, SA 5290

A Home That Truly Has It All

Macey Humphries from Elders Real Estate proudly presents 4 Tumut Drive, Mount Gambier. Immaculately presented and packed with lifestyle features, this home is sure to impress. Whether you're searching for your first home or a smart investment, this one ticks all the boxes.

- Boasting a manicured front garden and set on a generous allotment, you're just a short walk or drive to the town centre, schools, cafes, and restaurants.

- Enter via the welcoming front porch, where polished timber flooring flows throughout most of the home. To the right, the light-filled living room overlooks the outdoor entertaining area, with a gas connection point and ceiling fan for year-round comfort.

- The kitchen is both functional and stylish, featuring a stainless-steel oven, corner gas cooktop with rangehood, double sink, moveable island bench, and ample bench and cupboard space. This space flows seamlessly into the dining room, complete with a reverse cycle air conditioner that services the entire home.

- All three bedrooms are well-appointed with ceiling fans. Two include built-in robes,

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P184216

SALE DETAILS

\$469,00 - \$499,000

CONTACT DETAILS

RLA62833

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

Macey Humphries
0422 526 740

while the master bedroom offers the added benefit of a reverse cycle air conditioner.

- The bathroom features a separate shower and bath, a modern vanity with storage, and a large mirror, with a separate toilet adjacent for added convenience.
- The spacious laundry includes excellent storage and direct outdoor access.
- At the rear of the home, you're welcomed into the impressive, fully enclosed outdoor entertaining area. From this decked space and into the rear yard, it's truly like stepping into your own holiday destination. The secure rear yard is lined with mature trees and shrubs to ensure privacy, while an additional decked sitting area is the perfect space to unwind with a glass of vino or perhaps you would prefer sitting around the firepit.
- But wait, there's more! A concrete-floored carport with space for three cars leads to a single car garage with a roller door. This space is ideal for storage or workshop use, with convenient roller door access to the rear yard.

With a central location, immaculate presentation inside and out, and loads of lifestyle appeal, 4 Tumut Drive offers comfort, convenience, and excellent value. Contact Macey Humphries at Elders Real Estate to arrange your inspection today. RLA 62833

Additional property features:

Land size: Approximately 680m2

Property Built: Approximately 1978.

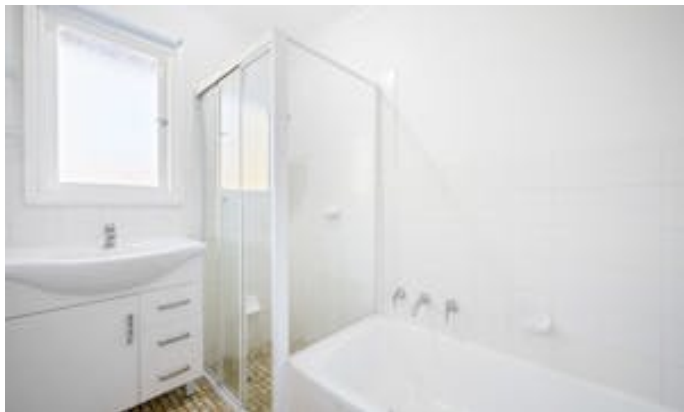
Council Rates: Approximately \$435 per quarter.

Council Zoning: City of Mount Gambier.

Current Rental Appraisal: An up-to-date market appraisal has been completed of \$440 - \$460 per week.

- Land Area 680.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 3
- Single carport









Jake Muller Photography

Sizes And Dimentions Are Approximate, Actual May Vary