



8 Douglas Street, MOUNT GAMBIER, SA 5290

Unique open-plan, warehouse/industrial style living in the fully restored Old Scout Hall

Elders Mount Gambier is delighted to present 8 Douglas Street-a truly distinctive residence where the former Old Scouts Hall has been completely refurbished from top to bottom. Every surface, system and space has been thoughtfully upgraded to modern residential standards, while the building's character and history (opened by Henry Rymill Esq C.B.E., Chief Commissioner, Australian Boy Scouts Association SA Branch, in 1963) have been beautifully preserved.

Set on the corner of Douglas and Murdie Streets, opposite Melaleuca Reserve and playground, the hall's dramatic, warehouse-style interior has been fully renewed and now offers three bedrooms plus study, a vast open-plan kitchen/living/dining zone, and two stylish bathrooms with a combined European-style laundry.

Pass through the original green gates to a tranquil, café-inspired porch and double red doors that open to the showpiece living domain. Restored raked timber ceilings, exposed steel trusses and modern ceiling fans create an authentic industrial vibe. Light streams beneath the roofline windows, while original timber floorboards anchor the space with warmth and authenticity.

A character original open fireplace sits alongside a slow-combustion wood heater for

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TYPE: For Sale

INTERNET ID: 300P186696

SALE DETAILS

\$549,000 - \$569,000

CONTACT DETAILS

RLA62833

9 Bay Road
MOUNT GAMBIER, SA
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cosy winters on the Limestone Coast. Window treatments (roman blinds) balance privacy and passive heating, and statement pendants add a touch of mood and romance.

The reimagined kitchen blends functionality with flair-solid charcoal cabinetry, stainless-steel work surfaces, bold crimson splashback, a 6-burner gas cooktop with electric oven, double sink, pantry store and a mobile stainless breakfast bar to adapt the space for entertaining.

Clever planning places the European bathroom/laundry off the hall near the main suite. It features a contemporary rain shower, vanity and toilet, with space for the washer/dryer and excellent storage; a linen press sits just outside. The primary bedroom boasts a huge walk-in robe with custom storage and a luxurious ensuite with stone-look tiling, concealed walk-in shower, vanity, toilet and adjacent bidet. Opposite, a study/nursery or fourth bedroom adds flexibility.

At the rear, two generous double bedrooms mirror the hall's soaring volume with high ceilings, gorgeous floorboards and large windows dressed in roman blinds.

Outdoors, the rear porch steps onto a lawned garden framed by half-barrel planters. Established fruit trees (lemons, oranges), a passionfruit vine, and productive vegetable and herb beds deliver true garden-to-table living. In addition to town water, a large rainwater tank is positioned off the driveway. Off-street parking accommodates two vehicles, with on-street options available.

Practical upgrades underpin the beauty: new insulated roofing, solar panels with stand-alone battery, and comprehensive refurbishments throughout-everything refreshed, renewed and improved-so you can enjoy modern efficiency within historic walls.

Moments from the CBD and iconic attractions-the Blue Lake, Umpherston Sinkhole, renowned cave-diving sites and the Rail Lands walking trail-this address also sits within sought-after school catchments, with Melaleuca Kindergarten close by. A rare opportunity in any market; exceptional for a regional township.

Some furniture may be included with the sale-please enquire with the vendor.

Additional Property Information

Land Size: Approximately 618 m²

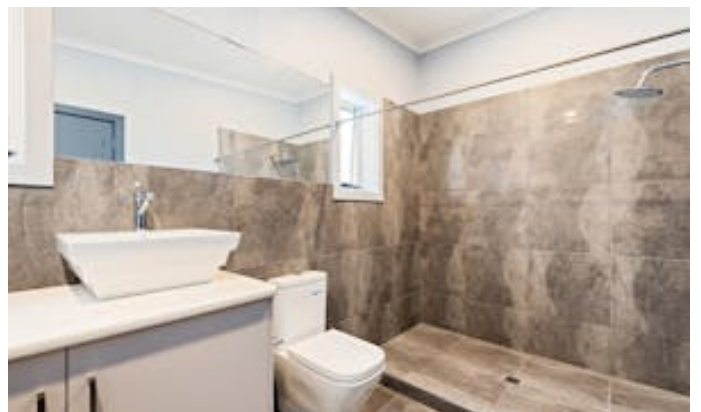
Council Rates: Approximately \$1100 Per quarter

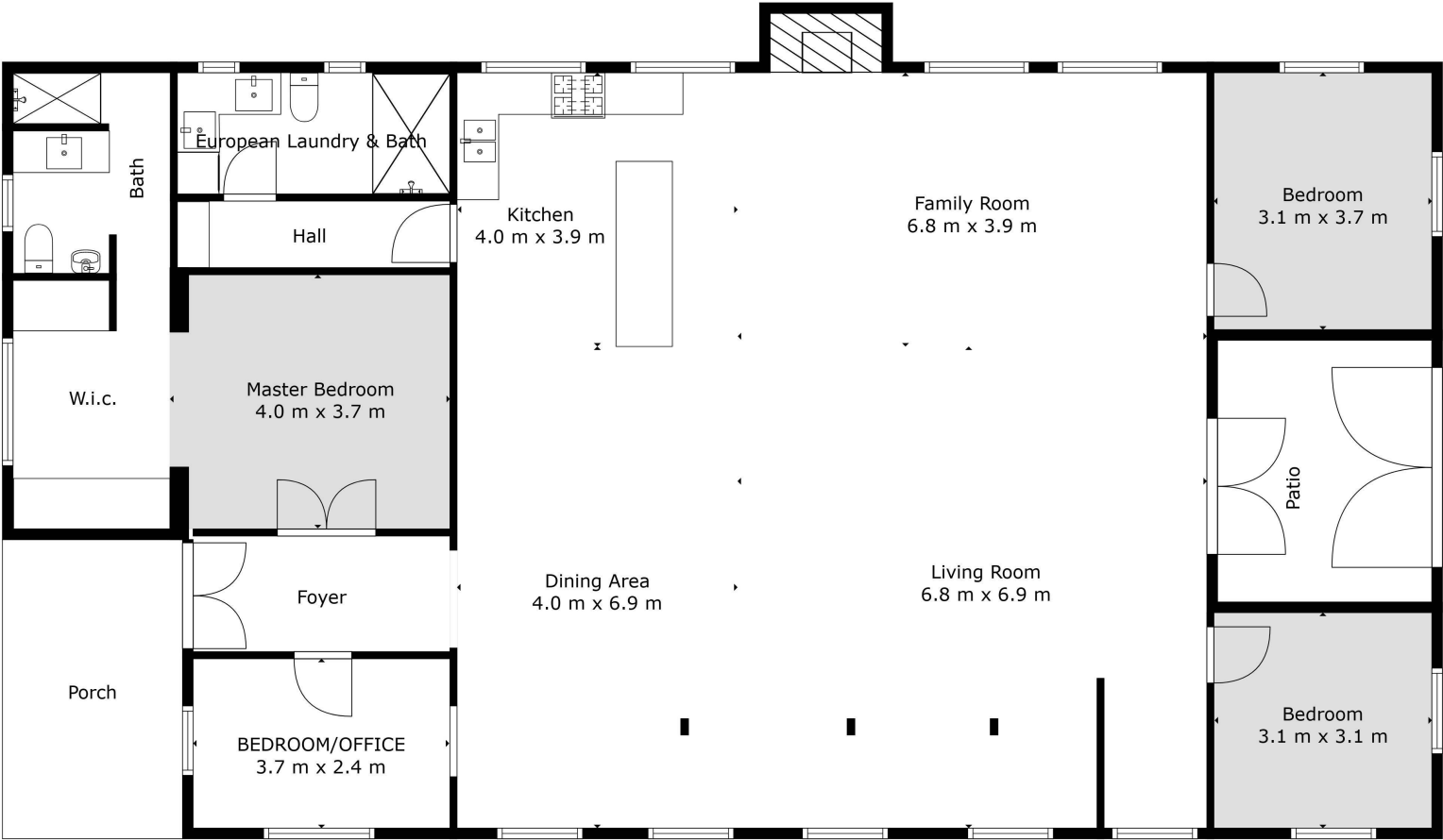
Council: City of Mount Gambier

Current Rental Appraisal: Up to Date market rental appraisal \$400-\$410 Per Week

- Land Area 618.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2







TOTAL: 198 m2

FLOOR 1: 198 m2

EXCLUDED AREAS: PATIO: 12 m2, PORCH: 11 m2, FIREPLACE: 1 m2

Sizes And Dimentions Are Approximate, Actual May Vary



Jake Muller Photography