



## 29 Hay Terrace, KONGORONG, SA 5291

### Where Comfort, Space and Lifestyle Align

Macey Humphries from Elders Real Estate is pleased to present 29 Hay Terrace, Kongorong, to the sales market. A beautifully renovated home set on a large allotment in the peaceful township of Kongorong.

- Situated in a quiet setting with a lovely rural outlook and only a short walk to the Kongorong Football & Netball Club and Kongorong Primary School. Mount Gambier is just a 20-minute drive away, while the stunning coastline and beautiful beaches are under 10 minutes away. Simply the perfect place to suit all lifestyles.

- Enter via the neat front garden into the spacious hallway, with polished timber floorboards flowing throughout most of the home. To the left-hand side, you're welcomed into the first spacious living room, featuring a wood fire, a ceiling fan and reverse-cycle air conditioner, while large windows allow an abundance of natural light to filter through.

- The stylish kitchen sits at the heart of the home and has been freshly renovated, showcasing near-new quality appliances. It includes an electric cooktop, two ovens, dishwasher, sink, walk-in pantry and ample bench space for everyday living and entertaining.

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:** 300P187464

#### SALE DETAILS

**\$449,000**

#### CONTACT DETAILS

**RLA62833**

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

**Macey Humphries**  
0422 526 740

- All three bedrooms are generously sized and well appointed, each featuring a unique feature wall and ceiling fans for year-round comfort. Two bedrooms showcase polished timber floorboards, while the third offers timber-look flooring.

- The renovated bathroom is both spacious and practical, featuring a walk-in shower with a luxurious showerhead, a large vanity with storage, mirrored medicine cabinet, heat light and a large bath - the perfect place to unwind after a long day.

- The laundry is fresh and functional, complete with new cabinetry providing ample storage. The toilet is conveniently located separately which also includes a vanity unit with storage.

- At the rear of the home is a second living area or children's playroom, currently utilised as such. This space offers panoramic views over the rear yard, a second reverse-cycle air conditioner excellent storage, a built-in desk and direct access to the backyard.

- Through the rear door, you're welcomed into the expansive backyard, ideal for gardening enthusiasts, children or anyone who appreciates a peaceful and private setting. The yard includes a two-car shed, chicken coop, and multiple fruit trees and vegetable plots to keep you supplied with fresh, home-grown produce.

The home has been freshly painted and updated throughout, allowing new owners to move straight in with ease. Whether you're a first home buyer, young family, retiree or anyone in between, this home truly ticks so many boxes. Don't miss the opportunity to secure your own slice of paradise. Contact Macey Humphries at Elders Real Estate to find out more about this exciting opportunity. RLA 62833

Additional property features:

Land size: Approximately 1,012m<sup>2</sup>

Property Built: Approximately 1955.

Council Rates: Approximately \$356 per quarter.

Council Zoning: District Council of Grant.

Current Rental Appraisal: An up-to-date market appraisal has been completed of \$400 - \$430 per week.

Other features: Close to Schools

- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2









Not in position

