



## 1/1 Powell Street , MOUNT GAMBIER, SA 5290

### Flexible Living in a Central Mount Gambier Location

Set within a small, well-maintained and secluded group of just five community-titled homes, this low-maintenance townhouse offers approximately 200m<sup>2</sup> of internal living space and a versatile layout well suited to owner-occupiers and investors alike.

On the ground floor, a generous main lounge at the front of the home provides a welcoming and comfortable retreat, separate from the everyday living spaces. Toward the rear, the home features a well-appointed kitchen and a separate dining area, complemented by an additional living or games room that enhances the home's flexible design.

The dining and secondary living area flow seamlessly outdoors to a private Jarrah deck, creating a relaxed setting for entertaining or quiet enjoyment.

Also downstairs, a well-sized laundry incorporates a separate toilet and provides direct access to a paved clothesline area. Reverse-cycle air conditioning services both levels, and secure off-street parking is provided via a carport.

Upstairs accommodation comprises three well-proportioned bedrooms. The main

**TYPE:** For Sale

**INTERNET ID:** 300P191100

#### SALE DETAILS

**\$570,000**

#### CONTACT DETAILS

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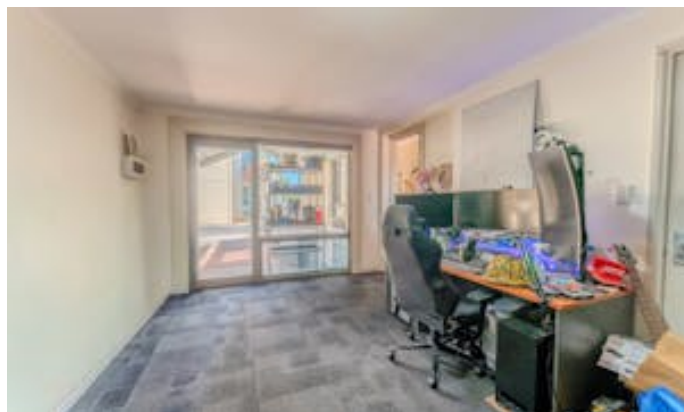
The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

bedroom includes a private ensuite and a large walk-in robe, while bedroom two also features a walk-in robe. Bedroom three is fitted with generous floor-to-ceiling built-in storage. The upper-level bathroom is well appointed with a separate shower and full-size spa bath, complemented by a separate upstairs toilet and a convenient study nook.

Ideally positioned in a central Mount Gambier location close to shops, services and local amenities, this property delivers flexible living, privacy and low-maintenance appeal within a tightly held group.

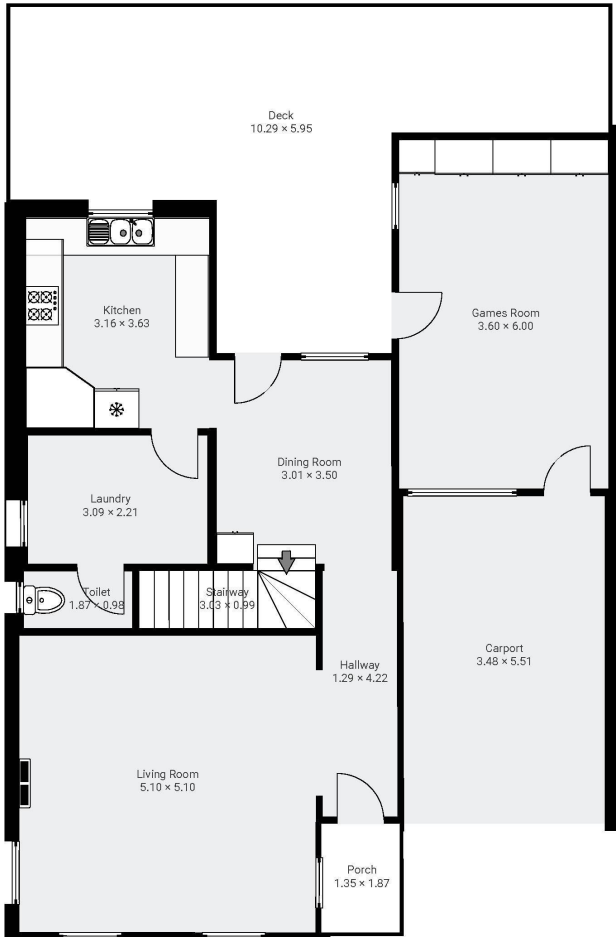
- Land Area 210.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single carport







▼ Ground Floor



THIS FLOORPLAN IS APPROXIMATE AND FOR ILLUSTRATION PURPOSES ONLY

▼ 1st Floor

