



20 Lindsay Street, MOUNT GAMBIER, SA 5290

Extensively Renovated Family Home with Separate Retreat

Positioned in a tightly held, tree-lined street, this extensively renovated home offers space, flexibility and modern comfort on a generous 1,090m² (approx.) allotment.

Thoughtfully updated throughout, the property combines stylish finishes, exceptional storage and versatile living areas-perfect for families, investors or those seeking additional accommodation options. This property is a short walk for the kids to first & secondary schools, or leisurely stroll from Mum & Dad for the CBD / cafe / restaurant district.

From the moment you arrive, the impressive street appeal and landscaped front yard set the tone for what lies within. Enter through the updated enclosed sunroom which welcomes you into the heart of the home-featuring an updated kitchen and dining area with beautiful cabinetry and an abundance of storage.

The spacious lounge provides a comfortable living space with both a slow combustion heater and reverse cycle split system, creating year-round comfort.

Down the tiled hallway, three bedrooms are positioned within the main residence,

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TYPE: For Sale

INTERNET ID: 300P193270

SALE DETAILS

\$639,000 - \$649,000

CONTACT DETAILS

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9 Bay Road
MOUNT GAMBIER, SA

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Sarah Barney

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alongside a beautifully renovated bathroom and a large, updated laundry complete with additional toilet and extensive storage.

Step outside to discover a large enclosed pergola area (approximately 6m x 6m), perfect for entertaining. This space seamlessly connects to a separate retreat featuring a brand-new ensuite and new carpet-ideal as a teenager's retreat, guest accommodation or potential Airbnb opportunity (STCA).

The property also offers excellent vehicle accommodation and workshop space, with a large carport leading through to a garage with roller door, workshop area and built-in cabinetry.

Set on a spacious allotment with subdivision potential (STCA) and a second driveway opportunity, this property delivers exceptional lifestyle flexibility in a sought-after Mount Gambier location.

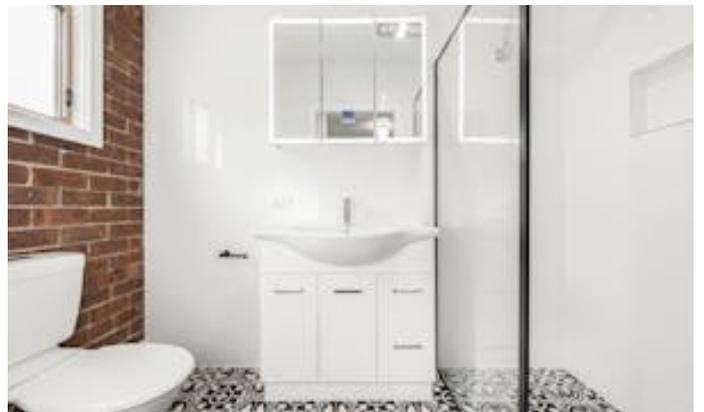
Key Features

- Extensively renovated throughout and ready to move in
- Beautiful new cabinetry throughout the home with exceptional storage
- New tiles through high-traffic areas and new carpet in bedrooms
- Spacious lounge with slow combustion heater and new reverse cycle split system
- Updated kitchen and dining area with a sleek modern feel
- Renovated bathroom with bath, separate shower and stylish vanity
- Updated laundry with additional toilet and cabinetry
- Three bedrooms in the main home with new cabinetry in bedrooms two and three
- Separate retreat/granny flat with brand-new ensuite and new carpet
- Large enclosed pergola (approx. 6m x 6m) ideal for entertaining
- Roller shutters to the rear of the home
- Aluminium windows throughout
- Brand new window furnishings with privacy and blackout blinds
- Large garage with roller door, workshop and storage
- Double carport plus additional off-street parking
- Landscaped front yard with large concrete driveway
- Garden shed
- Second driveway already established
- Subdivision potential (Subject to Council Approval)
- Airbnb potential (Subject to Council Approval)
- Generous 1,090m² allotment (approx.)

Council Rates Approx \$455

Offering space, quality renovations and multiple living options, this impressive property presents a rare opportunity to secure a move-in-ready home in a highly desirable Mount Gambier location

- Land Area 1,090.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 4







20 LINDSAY STREET, MOUNT GAMBIER



This drawing is for illustration purpose only. All measurements are approximate only information intended to be relied upon should independently verified.

