



38 Shepherdson Road, MOUNT GAMBIER, SA 5290

Easy Living on Shepherdson Road

Positioned in a desirable location, this beautifully updated home offers modern comfort, functional living and excellent shedding, making it an ideal opportunity for first home buyers, downsizers and investors alike.

From the front porch, you're welcomed into the entryway and the heart of the home, where the open plan kitchen and living area creates a warm and inviting space for everyday living. The modern kitchen has been tastefully updated and features a gas cooktop, electric oven and single sink, while the adjoining living area provides a comfortable setting to relax and unwind.

The home offers three well-sized, carpeted bedrooms, all complete with built-in robes. The recently renovated bathroom has been finished in a contemporary style and features a walk-in shower, vanity with storage and a separate toilet conveniently positioned at the rear of the home.

Stepping outside, the raised rear deck overlooks the established gardens and provides the perfect place to enjoy your morning coffee or entertain family and friends while taking in the peaceful surrounds.

TYPE: For Sale

INTERNET ID: 300P193656

SALE DETAILS

\$549,000 - \$569,000

CONTACT DETAILS

RLA62833

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

Macey Humphries
0422 526 740

Adding to the property's appeal are two versatile sheds. The first, located at the rear of the allotment, features a roller door, personal access door and a wood fire, making it an ideal workshop, hobby space or ultimate man cave. The second shed is accessed directly from the main driveway and includes a roller door with additional storage space at the rear, providing plenty of room for tools, equipment or extra storage.

Offering a fantastic combination of modern updates, practical features and a sought-after location, this is a property that will appeal to a wide range of buyers. Whether you're entering the market, looking to downsize or searching for your next investment, this home is ready to enjoy. Contact Macey Humphries from Elders Real Estate today to arrange your inspection.

Please note: The ducted heating and cooling system is no longer operational and is not in use.

Additional property features:

Land size: Approximately 897m²

Property Built: Approximately 1950.

Council Rates: Approximately \$451 per quarter.

Council Zoning: City of Mount Gambier.

Current Rental Appraisal: The property is currently in a fixed term tenancy until 25.01.2027. An up-to-date market appraisal has been completed of \$450 - \$470 per week.

- Land Area 897.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 3







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

