



4 Link Street, MOUNT GAMBIER, SA 5290

Potential, Presentation & Lifestyle on a Generous Allotment

Macey Humphries from Elders Real Estate is proud to present 4 Link Street, Mount Gambier to the sales market. Immaculately presented and positioned on a substantial allotment just minutes from the CBD, this versatile property offers exceptional family living, impressive shedding and an enviable lifestyle in a highly convenient location.

The light-filled open plan lounge and dining area welcomes you into the home, showcasing stylish wood-look flooring, pendant lighting and year-round comfort provided by a reverse cycle air conditioner.

At the heart of the home, the fully renovated kitchen has been thoughtfully designed to combine style and functionality. Featuring an electric cooktop, oven, dishwasher, sink, ample cabinetry and a spacious walk-in pantry, it overlooks the rear family room, creating a central hub for everyday living and entertaining. Positioned at the rear of the home, the second living area offers a relaxed space to unwind while enjoying views over the outdoor entertaining area.

The generous main bedroom offers a peaceful retreat, complete with a walk-in robe and private ensuite. Two additional bedrooms feature open style built-in robes and are conveniently serviced by the beautifully renovated main bathroom, which includes a

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TYPE: For Sale

INTERNET ID: 300P195779

SALE DETAILS

\$630,000 - \$660,000

CONTACT DETAILS

RLA62833

9 Bay Road
MOUNT GAMBIER, SA

08 8726 4400

RLA: 62833

Macey Humphries

0422 526 740

shower, bath, vanity with storage and a separate toilet. An additional office or storage room at the rear of the home provides flexibility for those working from home or requiring extra space.

The laundry offers excellent storage options and direct access to the outdoor entertaining area, which seamlessly extends into the private rear yard. Here you'll discover a tranquil garden setting complete with a fire pit area, perfect for gathering with family and friends throughout the seasons.

Vehicle accommodation and storage are a standout feature of the property. A single garage sits under the main roof, while a high-clearance carport of approximately 2.5m, providing additional space for caravans, boats or larger vehicles. At the rear of the allotment, two substantial sheds further enhance the property's practicality and appeal.

For those seeking a self-sufficient lifestyle, the property also includes a chicken coop, vegetable gardens and convenient rear yard access. Set on a generous allotment with excellent rear yard access, the property presents exciting future possibilities. With ample space surrounding the home and extensive shedding already in place, buyers may wish to explore the potential for subdivision, subject to the necessary approvals.

Located just moments from Mount Gambier's CBD, schools, shopping precincts and everyday conveniences, this beautifully maintained home offers space, flexibility and future potential on a generous allotment. Combining outstanding shedding, established gardens and lifestyle features, 4 Link Street presents an opportunity not to be missed.

To arrange your inspection or for further information, contact Macey Humphries at Elders Real Estate Mount Gambier today. RLA 62833

Additional property features:

Land size: Approximately 1,156m².

Property Built: Approximately 1981.

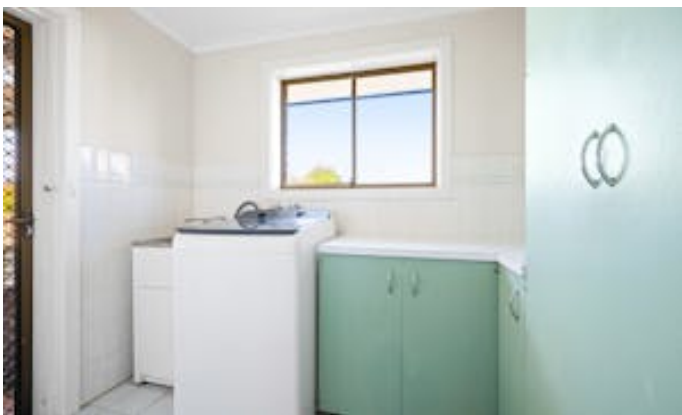
Council Rates: Approximately \$492 per quarter.

Council Zoning: City of Mount Gambier.

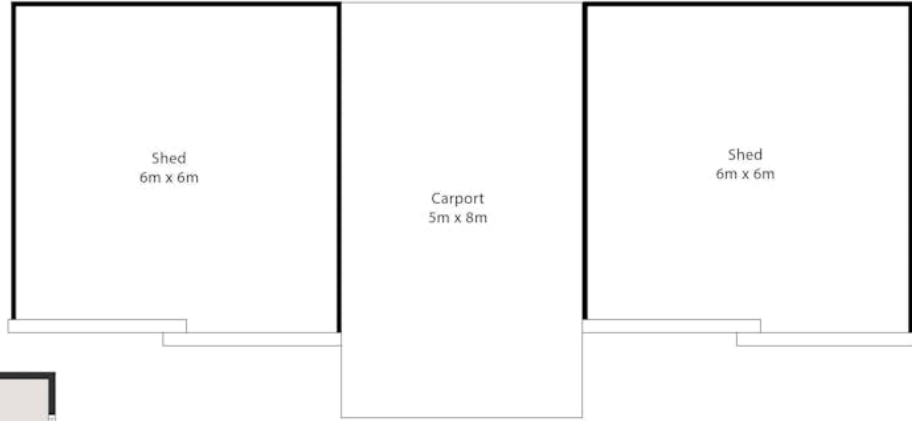
Current Rental Appraisal: An up-to-date market appraisal has been completed of \$520 - \$540 per week.

- Land Area 1,156.00 square metre
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 4









Not In Position

Sizes And Dimensions Are Approximate, Actual May Vary

