



14 Evans Road, GLENBURNIE, SA 5291

Space, Serenity & Endless Potential

Macey Humphries from Elders Real Estate is proud to present 14 Evans Road, Glenburnie, to the sales market. A much-loved home offering space, comfort, and endless potential on a lifestyle allotment.

Positioned on the outskirts of Mount Gambier and set back from the main road, this property enjoys a peaceful and private setting. From the moment you enter the driveway, you'll appreciate the sense of space and serenity that surrounds the home.

Stepping through the front door, you are welcomed into a comfortable lounge room overlooking the front garden. This inviting space is carpeted and warmed by a wood fire, creating the perfect place to relax. The lounge flows seamlessly through to the dining area and kitchen.

The original kitchen is generously sized and offers ample bench and cupboard space. Comforted by a reverse-cycle air conditioner, it features an oven and grill, cooktop, dishwasher, sink, and an enormous walk-in pantry that could easily be transformed into a butler's pantry.

TYPE: For Sale

INTERNET ID: 300P195847

SALE DETAILS

\$679,000 - \$709,000

CONTACT DETAILS

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9 Bay Road
MOUNT GAMBIER, SA

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Macey Humphries

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Adjacent to the kitchen is a versatile additional living space, ideal as a second lounge room, formal dining area, home office, or children's retreat.

The spacious master bedroom features wall-to-wall built-in robes and enjoys beautiful garden views. The remaining two bedrooms are also generously sized and include built-in wardrobes.

The bathroom is well-appointed with a shower, vanity with storage, and a separate toilet for added convenience.

Stepping outside, you'll find an undercover entertaining area spanning the full width of the home. Complete with outdoor blinds, this space is perfectly suited to year-round entertaining, family gatherings, or simply enjoying the peaceful surroundings.

At the rear of the property are two substantial sheds, providing excellent storage, workshop space, or room for hobbies and projects. The double garage under the main roof features two roller doors and offers the convenience of direct internal access into the home.

Comfort is assured throughout the seasons with a wood fire and reverse-cycle air conditioning, while the solar system helps improve energy efficiency and reduce running costs.

Offering a wonderful opportunity to move straight in and enjoy while adding your own personal touches over time, this property presents exceptional value in a sought-after lifestyle location. Combining space, privacy, and practicality, 14 Evans Road is ready for its next chapter. Contact Macey Humphries at Elders Real Estate today to arrange your inspection.

Additional property features:

Land size: Approximately 2.42 Acres.

Property Built: Approximately 1981.

Council Rates: Approximately \$429 per quarter.

Council Zoning: District Council of Grant.

Current Rental Appraisal: An up-to-date market appraisal has been completed of approximately \$450 - \$470 per week.

- Land Area 2.42 acres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- 3 car carport







GEBHART'S

14 EVANS ROAD, GLENBURNIE

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

