



4 Arlington Terrace, MOUNT GAMBIER, SA 5290

Where Every Detail Feels Like Home

Macey Humphries from Elders Real Estate is proud to present 4 Arlington Terrace, Mount Gambier. Nestled within the highly sought-after Conroe Heights neighbourhood, this impeccably presented family home has been lovingly updated and styled to perfection. Offering generous proportions, multiple living areas and shedding, every detail has been thoughtfully considered to create a home that is as practical as it is beautiful.

From the moment you step through the front door, you'll feel right at home. A welcoming entryway leads into the first of two spacious living areas, with a cosy carpeted lounge providing the perfect space to relax and unwind. Flowing effortlessly through to the heart of the home, the expansive open plan kitchen, dining and living area has been designed for modern family living. Featuring wood-look flooring, quality carpet, ducted heating and a brand-new wood fire, this inviting space offers comfort.

The beautifully updated kitchen is both stylish and functional, overlooking the rear yard and undercover pergola to create seamless indoor-outdoor living. Complete with an electric oven, gas cooktop, new dishwasher and a double sink serviced by town and rainwater, it offers everything needed for effortless everyday living and entertaining.

TYPE: For Sale

INTERNET ID: 300P198460

SALE DETAILS

\$659,000 - \$689,000

CONTACT DETAILS

RLA62833

9 Bay Road
MOUNT GAMBIER, SA
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Accommodation includes three generous bedrooms, each complete with built-in robes and ceiling fans. The master suite enjoys direct access through a charming barn door to the spacious vanity and toilet area, presenting an exciting opportunity to easily convert this space into a private ensuite if desired. Adding further practicality, the hallway also features a built-in study nook, ideal for those working or studying from home.

The cleverly designed three-way bathroom caters perfectly to busy families, offering a separate vanity with excellent storage, separate toilet and a spacious bathroom complete with both a shower and bath. Character-filled plantation shutters throughout the home add warmth and timeless appeal, while a split system air conditioner services one of the bedrooms for additional comfort.

Outside, the home continues to impress. The undercover pergola provides the perfect setting to entertain family and friends while overlooking the beautifully maintained rear yard. Vehicle accommodation is second to none, offering an attached garage with roller door and internal access via the laundry, a double driveway with convenient rear yard access, and an extra-height carport ideal for securely storing a caravan or boat. The rear shed is sure to appeal, complete with a roller door, personal access door, toilet and basin, making it the perfect workshop, storage space or hobby area.

Perfectly positioned close to Conroe Heights Shopping Centre, Akuna Kindergarten, First Choice Early Education Centre and McDonald Park Primary School, this exceptional property delivers the lifestyle every family is searching for.

This truly is a home where every detail has been carefully considered. Beautifully presented, immaculately maintained and ready for its next chapter, 4 Arlington Terrace is one you simply won't want to leave. Contact Macey Humphries from Elders Real Estate today to arrange your inspection.

Additional property features:

Land size: Approximately 931m²

Property Built: Approximately 2001.

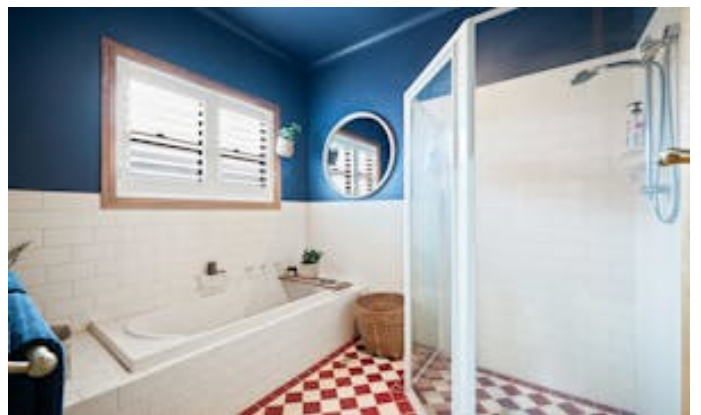
Council Rates: Approximately \$503 per quarter.

Council Zoning: City of Mount Gambier.

Current Rental Appraisal: An up-to-date market appraisal has been completed of \$550 per week.

- Land Area 931.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Double carport









Sizes And Dimentions Are Approximate, Actual May Vary

