



2/31 Ash Court, MOUNT GAMBIER, SA 5290

PROPERTY BACK ON THE MARKET – MODERN GREAT INVESTMENT A modern & stylish family home in a peaceful neighbourhood.

Located in a peaceful part of Montebello near parklands and schools, this 3 bedroom family home is full of stylish touches. With vinyl plank flooring throughout the common areas, a luxurious bathroom and an absolutely gorgeous kitchen, theres plenty to love about this classy modern home.

Stepping through the front door and into the massive open-plan family, kitchen and dining area, the first thing you notice is how bright, sunny and spacious it all feels. This large main living area features a reverse cycle air-conditioner and a gas wall furnace, making it easy to keep the home at a comfortable temperature all year round.

Towards the back of this space is the kitchen area, which is the highlight of this home. With premium modern cooking appliances - including a gas stovetop, an electric oven and a dishwasher - this kitchen also features an extra-long island bench with a sink and countertop seating. Clad in a beautiful cream colour scheme and lit by downlights, this is a classy and satisfying kitchen to be in.

Just to the left of this kitchen is the bright family dining area, which has sliding door

TYPE: Sold

INTERNET ID: 300P29985

SALE DETAILS

\$399,000 - \$409,000

CONTACT DETAILS

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access to a sheltered al-fresco dining area in the pergola. This little outdoor space has overhead lighting and features proper zip-track blinds around the edges, making it easy to convert it into a cozy little space to enjoy in any weather.

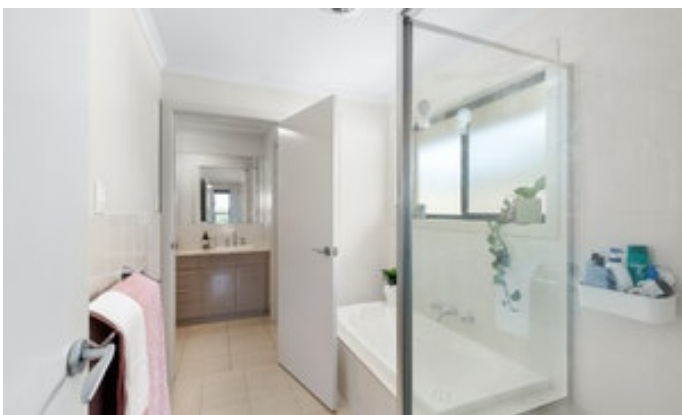
This house also has great bedrooms. All three bedrooms are carpeted, with two featuring built-in storage. The large master bedroom is truly luxurious, with a ceiling fan, a huge walk-in-robe and direct access to the bathroom with a large shower, bath and vanity.

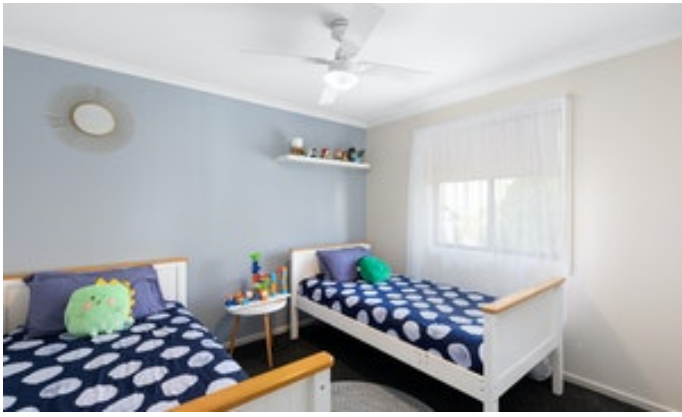
This cleverly designed 3-way bathroom is super convenient, with separate access to the toilet & bathroom and a luxurious double vanity in the hall. Finally, this property also has great storage options, with a linen cupboard in the hall and an extra-large laundry that features lots of cupboards. There's also a 3x3 shed in the backyard with vehicle access via double gates,

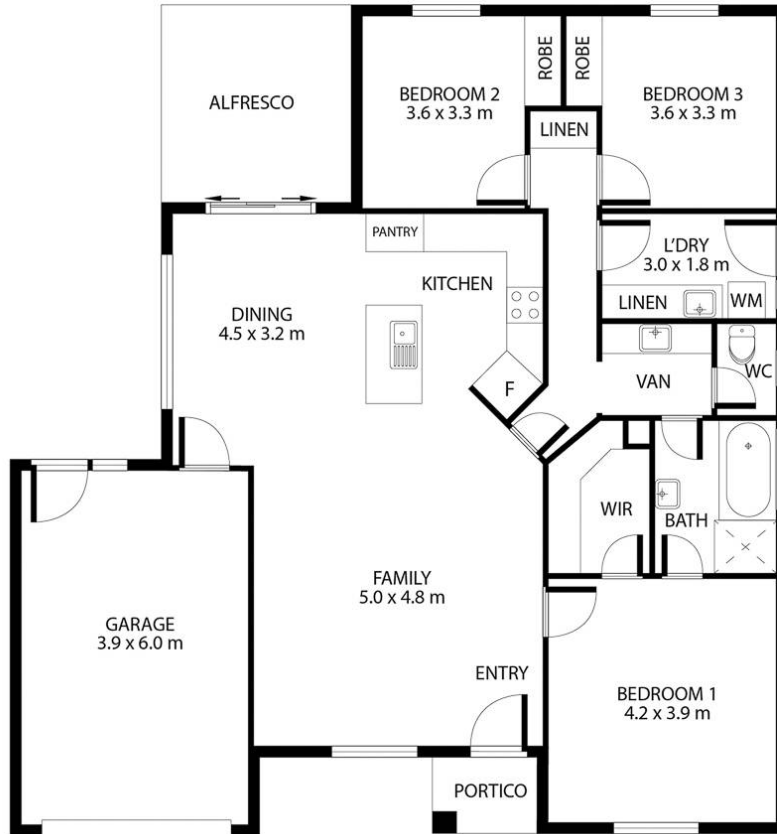
Two huge bonuses about this house is that it already has council approval to be used as an AirBNB & the solar panels and batter fitted to the home has made this property self sufficient for the current owner for approx. 10 months of the year. Whether you're a savvy property investor or just keen to make a bit of extra money by renting out your home when you go on vacation, this is a very handy little perk to have!

Overall this is a beautiful and highly practical modern home that won't last long. With close proximity to schools and parklands, this property would be perfect for a young family. To enquire further about this home, get in touch with Sarah Barney at Elders Real Estate Mount Gambier today.

- Bedrooms: 3
- Bathrooms: 1
- Single garage







Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan