

## 6 Comaum Avenue Mount Gambier SA

3  2  2 

Malseeds are pleased to present this beautiful property which is 6 Comaum Avenue, Mount Gambier.

This 3 bedroom, 2 bathroom architect designed home offers an abundance of style and class. Built in robes in 2 of the 3 bedrooms, with an en suite off the master bedroom.

The home is split over three levels with bright natural lighting provided by floor to ceiling windows in most rooms. Exposed limed timber pitched ceilings and jarrah, box brush timber floors are throughout the home.

The kitchen has European appliances with stone bench tops, induction cook tops, and ample bench space. Reticulated natural gas available to the kitchen .

North facing living and dining areas allow the warmth of the sun to fill the home. The home is warmed by a natural gas heater, R/C split air conditioner, and fans throughout the property. Solar hot water service with electric boost and a

**Land Size** : 893 sqm

**View** : <https://www.malseeds.com.au/sale/sa/south-east/mount-gambier/residential/house/5592528>



**Jason Malseed**  
08 8724 9999



ELEVATION KEY

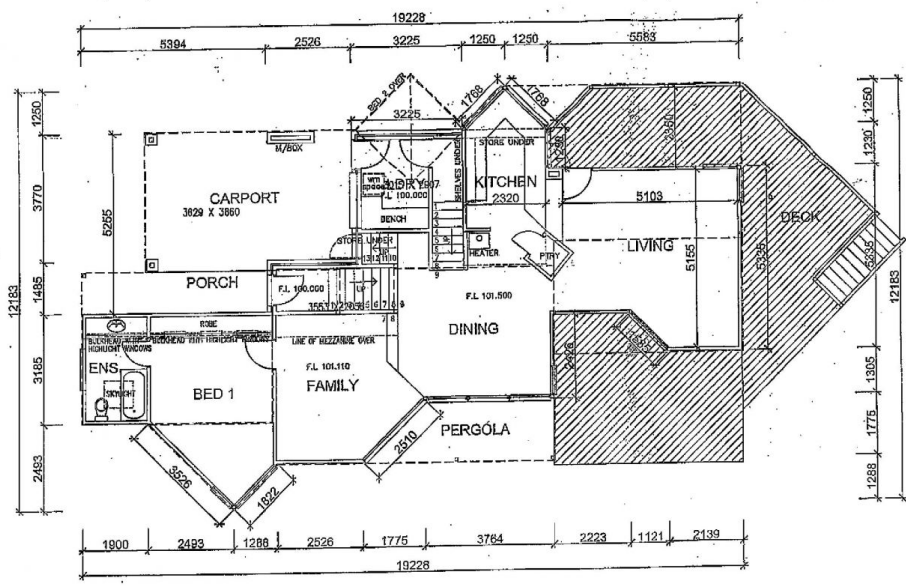
**AREA**

GND FLOOR	112.66
FIRST FLOOR	45.33
CARPORT	23.82
PORCH	6.55
DECK	53.94
TOTAL	242.30

**NOTES**

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ALL DIMENSIONS TO BE VERIFIED ON SITE



**GROUND FLOOR**

REV.	DETAILS	DATE	BY
A	EXISTING LAYOUT ISSUED	27.03.14	JV

DRAWN	J VAUGHAN	Final Stage Classification
DATE	16.01.14	
SCALE	1:100	<b>N2</b>
JOB NO.	13_376	
SHEET NO.	1 OF 5	

CLIENT: EXISTING RESIDENCE G & M BROWN 6 COMAUM AVENUE MOUNT GAMBIER

Sheet size: **A3**

JM & ML  
**VAUGHAN**  
DESIGNS ENERGY RATINGS DRAFTING

BUILDING DESIGNERS AUSTRALIA

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ENERGY RATINGS 5A accreditation no. HER007 VIC accreditation no. VIC04/330



ELEVATION KEY

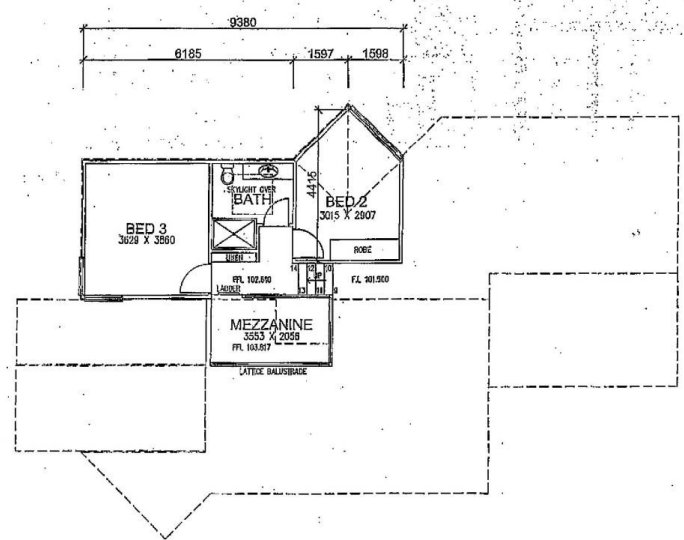
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**FIRST FLOOR**

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A	EXISTING LAYOUT ISSUED	27.03.14	JV

DRAWN	J VAUGHAN	Final Stage Classification
DATE	16.01.14	
SCALE	1:100	<b>N2</b>
JOB NO.	13_376	
SHEET NO.	2 OF 5	

CLIENT: EXISTING RESIDENCE G & M BROWN 6 COMAUM AVENUE MOUNT GAMBIER

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