

## 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

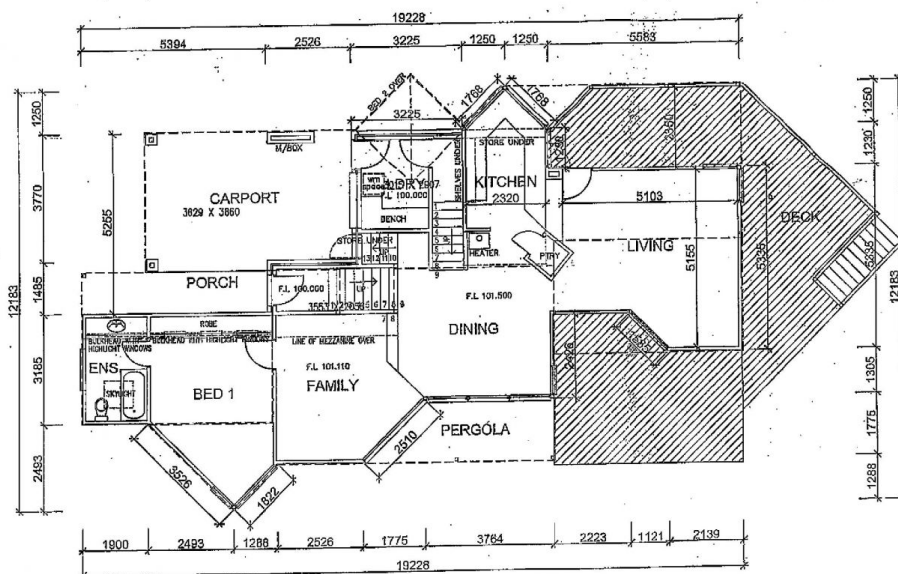


GND FLOOR	112.66
FIRST FLOOR	45.33
CARPORT	23.82
PORCH	6.55
DECK	53.94
TOTAL	242.30

## NOTES

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ALL DIMENSIONS TO BE VERIFIED ON SITE



GROUND FLOOR

REV.	DETAILS	DATE	BY
A	EXISTING LAYOUT ISSUED	07.03.84	MJ
DRAWN	J VAUGHAN		Used Spiral Communication
DATE:	16.01.84		
SCALE	1:100	N2	
JOB NO.	13_376		
SHEET NO.	1 OF 5		
CLIENT	EXISTING RESIDENCE G & M BROWN 6 COMAUM AVENUE MOINT GAMRIER		Show site  A3

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

BUILDING  
DESIGNERS  
INTERNATIONAL

m 0407 600 3535  
p 87 23 9150  
f 87 23 4180  
e jmandivaughan@beyond.com  
22 ALEXANDER STREET PO BOX 8446 MT GAMBIER EAST SA 5291  
ENERGY RATINGS 5A accreditation no. MEK007 VIC accreditation no. VIC04/330

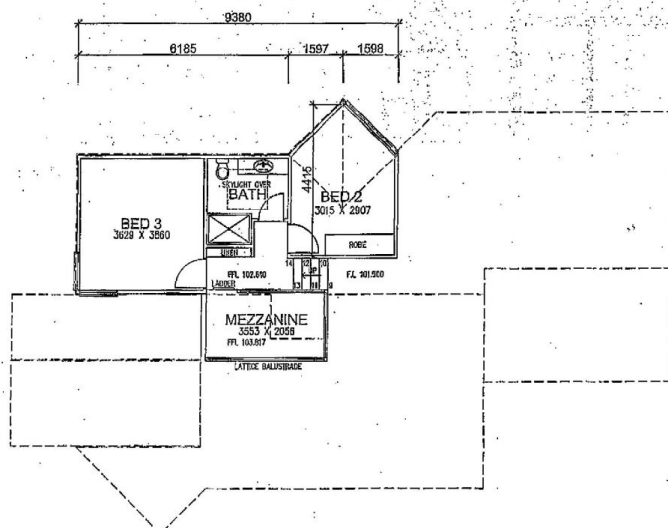


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ALL DIMENSIONS TO BE VERIFIED ON SITE



FIRST FLOOR

RES. # <u>2</u> <u>EXISTING</u> LAUNDRY ISSUED DATE: <u>27.03.14</u> <u>99</u>	
DRAWN BY <u>J VAUGHAN</u> DATE <u>15.01.14</u> SCALE <u>1:100</u> JOB NO. <u>13_376</u> SHEET NO. <u>2</u> OF <u>5</u> CLIENT	Wind Speed Classification  <b>N2</b>  Sheet size  <b>A3</b>
EXISTING RESIDENCE G & M BROWN 6 COMAUM AVENUE MOUNT GAMBIER	

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

**BUILDING  
DESIGNERS  
AUSTRALIA**

m 0407 600.3533  
p 67 23 9150  
f 67 23 4180  
e jmandmivaughan@bigpond.com  
22 ALEXANDER STREET PO BOX 6446 MT GAMBIER EAST SA 5291  
ENERGY RATINGS 5A accreditation no. HER007 VIC accreditation no. VIC040390