

**1/18 Yeates Street, Mount Gambier, SA 5290**



**Sold Unit**

Thursday, 22 February 2024

1/18 Yeates Street, Mount Gambier, SA 5290

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 118 m2**

**Type: Unit**



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**\$382,500**

Seeking a low-maintenance investment with excellent rental potential? Look no further! This spacious unit in a delightful and well-presented group offers the perfect blend of comfort and convenience. Ideally positioned centrally between Market Place Shopping Centre and the CBD, it caters to various lifestyles. Currently leased until June 30th, 2024, this property offers immediate income or the flexibility to move in later. Here's why this unit stands out:

- Open-plan living:** Tiled living area seamlessly flows into a laminate kitchen, ideal for entertaining.
- Private outdoor space:** Enjoy a cup of coffee or host gatherings in the large, north-facing courtyard accessible through a sliding door.
- Spacious bedrooms:** Both bedrooms boast built-in robes, providing ample storage.
- Functional bathroom:** Features a large powder area with double basins, separate shower and bath, toilet, and laundry space.
- Convenient access:** Single garage with remote access leads directly into the unit, with an additional allocated parking space for added convenience.
- Guest parking:** The complex offers dedicated guest parking, ensuring ease for visitors.
- Landscaped surroundings:** Delightful gardens add charm to the exterior.

**Extra Information:** Council Rates / \$1,590.41 p/a SA Water Supply Charge / \$74.20 p/qtr SA Water Sewer Supply Charge / \$87.19 p/qtr Emergency Services Levy / \$95.35 p/a Lease Details / \$400 p/wk fully furnished until 30/06/2024 Body Corporate Fees - \$320.00 per annum Build Year / 2004 Land Size / 310m<sup>2</sup> Council / City of Mount Gambier Zoning / Suburban Neighbourhood

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