

1/1A Lemana Court, Mount Gambier, SA 5290



Sold Unit

Thursday, 9 November 2023

1/1A Lemana Court, Mount Gambier, SA 5290

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 371 m2

Type: Unit



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Contact agent

This immaculate unit/homette is a testament to contemporary design and easy care living. As soon as you step inside, you'll be greeted by a spacious and airy living space. Large windows fill the rooms with natural light, giving the entire unit a bright and welcoming atmosphere. The unit boasts two generously sized bedrooms, both offering ample wardrobe space. Whether you need a room for yourself, a guest room, or a home office, you'll find the flexibility to cater to your specific needs. The centrally positioned bathroom is a testament to style and practicality, designed to make your daily routines a breeze. With a tidy well appointed timber kitchen offering electric appliances and plenty of storage space, preparing meals will be a joy, and the adjacent dining area is ideal for family get togethers. The rear and side yard of the property is the perfect oasis for the garden lover, with beautiful established roses, plants and flowers, with colours that are simply stunning. For those in need of storage or parking space, the single car garage is a significant advantage, providing direct access into the home as well as a private access door to the rear yard and a remote controlled roller door at the front. This unit is perfectly situated to enjoy all that Mount Gambier has to offer. You'll have easy access to shopping centres, tavern, schools, parks, and all the amenities you need. Extra Information: Council Rates / \$1992.21 p/a SA Water Supply Charge / \$70.80 p/qtr SA Water Sewer Supply Charge / \$75.85 p/qtr Strata Insurance / \$730.00 p/a Independent Rental Appraisal / \$330-\$350 p/wk Build Year / 1993 Land Size / 371m² Council / City of Mount Gambier Zoning / Suburban Neighbourhood Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. Please read the Consumer and Business Services Form R7 http://www.cbs.sa.gov.au/assets/files/form_r7_warning_notice.pdf in reference to any financial or investment advice contained within this communication. Liability limited by a scheme approved under Professional Standards Legislation.