

# 1/9A SHEPHERDSON ROAD, Mount Gambier, SA 5290



## House For Sale

Friday, 24 May 2024

1/9A SHEPHERDSON ROAD, Mount Gambier, SA 5290

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Kim Cawthorne  
0499165271



Marika Hart  
0499165271

**\$489,000 - \$519,000**

Situated in a well sort after area, this Community Title home is tucked away off the main road, offering a combination of comfort and convenience. It features three bedrooms and is conveniently located within walking distance to the famous Blue Lake, scenic walking trails, and Mount Gambier's top-notch cafes, restaurants, and bustling town centre. With its excellent location and modern amenities, this home presents a tempting opportunity for both investors and potential homeowners.

- Currently tenanted at \$370 per week until 14th August 2024
- Open plan kitchen/dining with stainless steel appliances including dishwasher
- Kitchen has a gas cooktop, oven under bench and dishwasher
- Split system reverse cycle air conditioner provides year-round comfort
- Featuring 3 good sized bedrooms with built in wardrobes
- 2-way bathroom leading off the main bedroom with walk-in shower, bath and vanity. Separate toilet.
- Fantastic low maintenance outdoor entertaining area
- Secure parking provided by automatic garage UMR with internal access

Council Rates: \$421 per quarter  
SA Water supply: approx. \$74.20 per quarter  
SA Water sewerage: approx. \$98.91 per quarter  
Emergency Services Levy Certificate: approx. \$101.40 per annum  
Community Title Common Property Insurance: approx. \$119 per annum  
Speak with the Property Management team at Complete Real Estate about managing this property.