

10 Brigalow Crescent, Mount Gambier, SA 5290

House For Sale

Wednesday, 3 April 2024



10 Brigalow Crescent, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 726 m2

Type: House



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\$369,000-\$399,000

If you are looking for a fantastic first home or a property to add to your investment portfolio then 10 Brigalow Crescent is a fantastic opportunity for you! With recent updates including new carpets, blinds and painting throughout, this property is ready to move into and enjoy. Inside the home offers a spacious lounge room with r/c split system air conditioning and a full wall of storage including built in entertainment unit. This flows through to the kitchen/dining area which features an abundance of storage and bench space, electric cooktop and wall oven plus a s/c wood fire for those chilly winter nights. Three spacious bedrooms are on offer the main featuring large walk in robe and the additional bedrooms each having their own built in robes. The bedrooms are conveniently positioned adjacent the bathroom offering shower, bath and vanity, plus separate toilet. A large laundry with built in broom cupboard completes the home. Outside the low maintenance back yard includes an garden shed / wood shed plus rainwater tank for water storage and the garage UMR has new roller door and provides secure vehicle parking. Conveniently located with the rail lands walking trail just a short stroll away this solid and spacious home won't last long! Extra Information: Council Rates / \$1456.38 p/a SA Water Supply Charge / \$74.20 p/qtr SA Water Sewer Charge / \$79.50 p/qtr Independent Rental Appraisal / \$390-\$420 p/w Build Year / 1978 Land Size / Approx. 726m² 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.