

11 Anzac Street, Mount Gambier, SA 5290

House For Sale

Saturday, 18 May 2024



11 Anzac Street, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 401 m2

Type: House



Sara McManus

0438708281

H&B Offers by 14/6/24 at 12pm (if not sold prior)

Nestled in the heart of Mount Gambier, 11 Anzac Street is a delightful blend of classic charm and comfort. Built in 1925, this bungalow style solid stone property is a 3 bedroom, 1 bathroom, 1 garage home offering an inviting living environment perfect for a young family, professionals or investors looking for a property in a prime location. Upon entering, you are greeted by the 9 ft ceilings and detailed cornices that evoke a sense of timeless elegance and grandeur. The home contains two living areas, providing space for relaxation and entertainment. The living room provides a warm and welcoming atmosphere and includes a brick fire place with mantle and gas heater in the main lounge area. The 3 bedrooms are generously sized, offering comfortable living spaces for each family member, all with carpet and 2 with built-in robes. The kitchen is a galley style with wooden bench tops and stainless steel gas cooktop. The bathroom features a claw style bath with shower and pedestal hand basin, whilst a second shower is located in the laundry. The north facing sun room is a lovely area to sit and enjoy your coffee, taking in the afternoon Winter sunshine as well as providing access to the private side yard. A single garage provides a space for either your vehicle or alternatively a workshop and/or storage area. Positioned close to the Mount Gambier CBD, this charming home ensures that you are never far from essential amenities. Enjoy easy access to shopping centres, cafes, restaurants, schools and healthcare facilities, making everyday living a breeze. Don't miss this opportunity to make 11 Anzac Street your new address. Contact me today to arrange a viewing and experience the charm and convenience of this wonderful property first hand. Extra

Information: Council Rates / \$1,588.00 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 Independent Rental Appraisal \$420-\$430 p/week Build Year / 1925 Land Size / 401m² Council / City of Mount Gambier Zoning / Established 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.