

**12 Chauvel Street, Mount Gambier, SA 5290**



**Sold House**

Thursday, 12 October 2023

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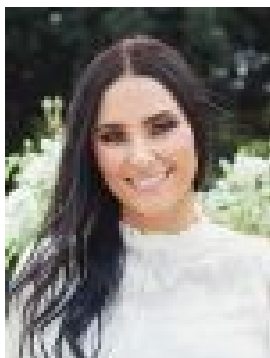
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 724 m2**

**Type: House**



Tahlia Gabrielli



Leearna Roberts  
0417919330

**\$330,000**

Nestled in the picturesque city of Mount Gambier, 12 Chauvel Street is a solid two-bedroom home that combines convenience and potential with its prime location within walking distance of a primary school and kindergarten, as well as a short drive to the CBD and Mount Gambier Hospital, this property is a rare find. Upon entering this cosy home, you'll find an open kitchen, living, and dining area. The space is warmed by a slow combustion wood heater, making it perfect for those chilly South Australian winters. A ceiling fan ensures comfort during the warmer months, providing excellent circulation and airflow. The kitchen is well-equipped with electric cooking appliances and features a convenient breakfast bar, ideal for casual meals and gatherings. It's a functional space for preparing delicious meals and offers ample storage. The master bedroom is a spacious retreat with floor-to-ceiling built-in robes, providing plenty of storage for your belongings. The second bedroom is also well-proportioned and can serve as a guest room, home office, or a child's bedroom. The shared bathroom and laundry area include a wash trough, vanity, and shower, along with a separate toilet. This layout ensures practicality and convenience for daily routines. One of the highlights of this property is the paved undercover outdoor area, perfect for entertaining friends and family or simply enjoying a quiet evening outdoors. Whether you're hosting a barbecue or sipping your morning coffee, this space offers endless possibilities for outdoor enjoyment. For those with multiple vehicles or in need of storage space, a double-bay shed provides secure parking and storage solutions. Whether you have a couple of cars, bikes, or gardening equipment, this shed has you covered. Whether you're looking for a comfortable family home, an investment property, or a place to start your journey in Mount Gambier, this charming residence is worth considering. Don't miss the opportunity to make this solid Mount Gambier home your own; Contact Tahlia and the Ray White Mt Gambier team today to arrange a viewing and see its potential for yourself. RLA - 291953 Additional Property Information: Age/ Built: 1966 Land Size: 724m<sup>2</sup> Council Rates: Approx. \$309 p/q Rental Appraisal: A rental appraisal has been conducted of approximately \$330 - \$350 per week