

12 DeGaris Street, Mount Gambier, SA 5290



House For Sale

Tuesday, 21 May 2024

12 DeGaris Street, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 613 m2

Type: House



Ben Ransom

0400870362

\$449,000 - \$479,000

Sought after quiet and peaceful lakes hillside location, situated within 1km 15min walking distance to prominent schools, Tenison Woods Collage Early Learning (age 3) Reception to Year 12, Reidy Park Primary School Reception to Year 6 and Mount Gambier High School. Recreational Reserve, BMX track, bike pump track, + town central walking corridor all within 700m. This property is in impeccable condition for its age maintained meticulously well by the same family for the last two decades. Brick external façade with solid internal walls, three large bedrooms, two with built in wardrobes, generous size formal lounge room kept cosy and warm during cooler months with slow combustion wood heating. Spacious kitchen with electric cooking appliances and dishwasher, control temperature all year round with split system reverse cycle air conditioning. Large light filled second living area, large enough that one end could be portioned off to form a fourth bedroom and still have a second living area. Bathroom with separate bath and shower, updated vanity and shower screen, tiling is original from when the home was built however in flawless condition. Solar heated hot water system. Versatile storage/mud room or home office room, second toilet, single garage under main roof with internal home accessible with remote controlled roller door. Generous size laundry room, with unrestricted washing machine space and built in benches. This home is situated on a 613m² allotment, neat and low maintenance secure rear yard, garden shed, under cover entertaining, part timber decking part paved. This property provides very comfortable living. Ideally ready for a young couple starting out and looking to do a modern make over, perfect for downsizing retirees or would make a fantastic investment property. If location is important – don't miss this one!

Extra Information: Council Rates / \$1,513.82 p/a
SA Water Supply Charge / \$74.20 p/qtr
SA Water Sewer Supply Charge / \$79.50 p/qtr
Independent Rental Appraisal / \$450-\$480 p/w
Build Year / 1977
Land Size / 613m²
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.