

12 Marara Street, Mount Gambier, SA 5290

House For Sale

Wednesday, 6 March 2024



12 Marara Street, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 743 m2

Type: House



Al Lamond
0418849266



Ben Ransom
0400870362

\$409,000-\$429,000

Recent refurbishment, including renovated bathroom, fresh paint, new built in robes in main bedroom, new kitchen appliances and benchtops. Solid stone home, located on the North-West side of the city. Features include versatile floor plan, three large bedrooms with polished timber floors, new built in robes in main bedroom + second bedroom and generous large living areas. Original timber kitchen cabinets with new laminated benchtops and back splash tiling, gas cooktop, and electric oven overlooking the dining area, adjoining cosy lounge with slow combustion wood fire. New flooring to the entry, lounge, dine, kitchen and passage. Renovated bathroom with modern finishes shower and vanity, plus separate toilet, and large laundry with new tiled floors. Extra features include polished timber floors and large north facing sunroom, ideal second living area, semi outdoor room, rumpus, or children's playroom. The home is situated on approximately 743m² land allotment, on the elevated side of the street offering views back towards the city and of centenary tower on top of the Mount Gambier crater lake hillside. Split levelled rear yard, detached 6X6 solid stone garage with remote control access on one side, plus long driveway with plenty of off-street parking. Close proximity to, Collins Court shops that includes convenience deli, popular butcher, discount chemist, Western Tavern. Not far from childcare facilities, IGA supermarket, Mount Gambier North Primary School and TAFE SA/UNI SA campus. Extra Information: Council Rates / \$1,321.25 p/a SA Water Supply Charge / \$70.80 p/qtr SA Water Sewer Supply Charge / \$75.85 p/qtr Emergency Services Levy / \$78.25 p/a Independent Rental Appraisal / \$400-\$420 p/wk Land Size / 743m² 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.