

**13 HART STREET, Mount Gambier, SA 5290**

**House For Sale**

Wednesday, 6 March 2024



**13 HART STREET, Mount Gambier, SA 5290**

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 498 m2**

**Type: House**



Kim Cawthorne



Marika Hart  
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**\$249,000 - \$269,000**

Please enquire for a private inspection via video call or a hosted one to one viewing Complete Real Estate is excited to present 13 Hart Street - 'Where Your Heart Finds Its Home'. Are you searching for a charming cottage with endless possibilities? Look no further than this 2-bedroom, 1-bathroom gem that captures the essence of character and history. Nestled in the heart of Mount Gambier, this property is waiting to be discovered. Upon entering this charming cottage, you will be greeted by a warm and inviting atmosphere that instantly feels like home. The well-designed layout maximises the use of space, creating an open and airy ambiance throughout. The living area is the perfect place to relax and unwind after a long day. Whether you're enjoying a quiet evening with loved ones or hosting a small gathering of friends, this versatile space offers endless possibilities for creating cherished memories. The two comfortable sized bedrooms provide a peaceful sanctuary for rest and relaxation. Wake up to the soft glow of natural light streaming through the windows. Let your creative juices run wild with the large studio, imagine an art space, music studio, photography studio, home office, or even a teenager retreat.

- 2 bedrooms with carpet
- Lounge with gas heater
- Spacious kitchen and dining with electric stove and wood stove
- Bathroom with shower recess and vanity
- A separate studio has been created within the enclosed garage
- Large established garden

Location is everything, and this cottage has it all. Situated just a stone's throw away from the heart of Mount Gambier, you'll have easy access to all the amenities this vibrant community has to offer. From trendy cafes and restaurants to shopping centres and recreational facilities, everything you need is within reach. Don't miss the opportunity to make this charming cottage your own. With its endless potential and prime location, it's a rare find in today's market. Council Rates: approx. \$1389.38 per annum SA Water Supply: \$74.20 per quarter SA Water Sewerage: \$79.50 per quarter ESL: \$68.10pa approx.