

19 Blackall Street, Mount Gambier, SA 5290

House For Sale

Saturday, 27 January 2024



19 Blackall Street, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 600 m2

Type: House



Ben Ransom
0400870362



Al Lamond

Highest and Best Offers by 12pm 14/02/2024

HIGHEST AND BEST OFFERS BY 14/02/2024 AT 12PM (if not sold prior) Suitable for Investor, First Home Buyer or Renovator that flips for profit. Three-bedroom, one-bathroom basic floor plan arrangement with single under cover parking with rear yard accessibility. Galley style kitchen with upright gas cooker, semi-open plan living with split system air conditioning. Separate, bathroom, toilet, and laundry facilities. Elevated rear outlook with decking offering views back towards the city and lakes hillside in the distance. Securely fenced rear yard and under house storage. This property is worthy of an inspection to appreciate the true potential, rent it, live in it, renovate it the opportunities are endless and representing great value for price sensitive buyers. Situated on the northern side of the city, walking distance to North Primary School, short distance to Hospital and Marketplace shopping precinct. Extra Information: Council Rates / \$1,351.08 p/a SA Water Supply Charge / \$74.20 p/qtr SA Water Sewer Supply Charge / \$79.50 p/qtr Emergency Services Levy / \$TBA Rent Estimate / \$295-\$320 p/w (with some minor upgrading) Land Size / 600m² Council / Mount Gambier City Council 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.