

**19 Ramsay Ave, Mount Gambier, SA 5290**

**House For Sale**

Saturday, 4 May 2024



19 Ramsay Ave, Mount Gambier, SA 5290

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 783 m2**

**Type: House**



Karly Honner  
0887372695



Mark De Garis  
0887372695

## Highest & Best Offers by Thursday 9th May, 4pm

HIGHEST AND BEST OFFERS INVITED BY THURSDAY 9TH MAY, 4PM. Price Guide \$375,000-\$410,000 This is the golden opportunity you've been waiting for! Whether you're seeking a cozy family home or solid investment property, look no further. Nestled on a spacious 783m<sup>2</sup> allotment this charming four-bedroom residence offers warmth and comfort, offering a delightful blend of functionality and potential. The enviable location boasts a playground and park across the road, and Conroe Heights shopping centre a short walk away. Families will also be delighted with the proximity to great schools, childcare facilities and healthcare amenities. Step inside the home to an inviting living area, flooded with natural light streaming through the North facing windows. Stay comfortable year-round with the convenience of a split system air conditioner and gas heating system. The open-plan country style kitchen and dining area is the heart of the home and perfect for family gatherings, boasting ample bench space, storage, in-wall oven and gas cooking. This area extends to a fantastic outdoor entertaining space, ideal for alfresco dining and enjoying the serene established garden. The home offers a family-friendly layout presenting four comfortable bedrooms. The main bedroom is situated separately from the other bedrooms and features an ensuite and walk-in-robe. The bathroom offers floor to ceiling tiles, large bath, separate shower and toilet and adjoins the laundry with external access. A double bay carport can be found at the front of the property providing convenient parking for vehicles, while offering the potential for further development. The allotment offers an expansive rear yard presenting endless possibilities, with ample space to create a sizeable shed or workshop, catering to your storage or hobby needs. With a rental appraisal ranging from \$430 to \$440 per week, this property presents a fantastic investment opportunity, ensuring strong returns for savvy investors. Don't miss out on this fantastic opportunity to secure your dream family home or investment property. Contact Karly Honner on 0438 339 729 to inspect the property privately, or visit at one of the scheduled open inspections. Council rates: \$1420.32pa Property Code: 929