

**2 Blyth Street, Mount Gambier, SA 5290**



**House For Sale**

Tuesday, 11 June 2024

2 Blyth Street, Mount Gambier, SA 5290

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 825 m2**

**Type: House**



Alistair Coonan

0422156363

**\$385,000 - \$395,000**

Positioned on a level allotment of approx. 825sqm resides 2 Blyth Street in Mount Gambier, a solid and tidy home ideal for those looking to get into the market or grow their portfolio. The neat and tidy façade greets you into a well-maintained home, with 3 bedrooms offering ample room for the growing family. Two bedrooms at the front are carpeted and include built in wardrobes, whilst the larger bedroom at the rear benefits from loads of natural light plus the convenience of external electric shutters, and its own external doorway. The kitchen includes electric cooking plus brand-new dishwasher, and conveniently overlooks the rear yard to safely keep an eye on the kids at play. Separate to the kitchen is a dedicated dining space with vinyl flooring and a reverse cycle air conditioner, whilst the main lounge includes a separate reverse cycle air conditioner as well, and benefits from a northern aspect with plenty of natural light. Wet areas include a tidy bathroom with updated vanity, walk in shower and convenience of a separate toilet off the laundry. Outside of the home, a spacious rear yard includes ample shedding, storage and workshop space with power and lights, as well as a chicken coop or further storage space at the rear of the block. Established plant beds also provide an exciting project for the green thumb to grow some home produce! Situated close to Melaleuca Primary School and Grant High School making it an ideal position for a young family, plus the Grantville Court Shopping Centre just across the road and the CBD of Mount Gambier only a short drive away. A great opportunity to get into the property market at an affordable price point, or add to your property portfolio with a solid and tidy home with great rental potential. Contact Alistair to arrange your viewing today and don't miss out. RLA - 291953 Additional Property Information: Approx Property Age: approx. 1950 Land Size: 825sqm Council Rates: \$332 per quarter SA Water Rates: approx \$150 per quarter Rental Appraisal: A rental appraisal has been conducted of approximately \$360 - \$380 per week