

2 Howland Street, Mount Gambier, SA 5290

House For Sale

Tuesday, 28 May 2024



2 Howland Street, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 373 m2

Type: House



Al Lamond
0418849266



Ben Ransom
0400870362

\$499,000 - \$529,000

Welcome to your new home in the picturesque Lakes area of Mount Gambier! This delightful residence is perfectly positioned, offering the ideal blend of comfort, convenience, and security. The home features a light-filled open plan living area, perfect for relaxing with family and friends. Enjoy cooking in the well-appointed kitchen, featuring an island bench and equipped with modern appliances. Three comfortable bedrooms provide ample space for a growing family or guests. Master & second bedroom include built-in-robos as well easy access to the modern bathroom from the Master. The well-maintained bathroom serves the household with ease and includes a separate toilet and powder area. A single-car garage offers secure parking and additional storage options. The charming undercover alfresco area is the perfect space for outdoor entertaining. The completely enclosed and secure backyard is a gardener's paradise, boasting a variety of plants and flowers. It's an ideal space for children to play or for hosting outdoor gatherings. Situated in the desirable Lakes area, you're just moments away from local amenities, Wulanda Recreation/Convention Centre, Reidy Park School & Tenison Woods College, parks and the stunning Blue Lake. Enjoy the tranquillity and natural beauty that this sought-after location offers. This charming home is perfect for first-time buyers, small families, or those looking to downsize without compromising on quality or location. Extra Information: Council Rates / \$1,619.13 p/a SA Water Supply Charge / \$112.47 p/qtr SA Water Sewer Charge / \$90.68 p/qtr Emergency Services Levy / \$30.05 p/a Independent Rental Appraisal / \$480 - \$495 p/w Build Year / 2009 Land Size / 373m² 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.