

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



**Sold House**

Friday, 26 January 2024

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

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Alistair Coonan

0422156363

**\$218,000**

Ray White Mt Gambier is proud to present 2 Phillip Street, Mt Gambier. Boasting solid stone construction on a well sized allotment of approx. 534sqm, 2 Phillip Street in Mount Gambier offers a fantastic opportunity to get into the property market or add to your portfolio at an affordable price point. Residing on the high side of the street with an elevated frontage, entering the property you're met with the main living space, with timber floorboards and gas heating. A dine in kitchen also includes gas cooking and overlooks the rear yard. Timber flooring continues into all three bedrooms, all of ample size. The bathroom includes separate shower, wash tub, corner vanity and a sky light, whilst the toilet is positioned separately off the laundry at the rear of the home. Outside, a north facing pergola overlooks a large backyard with established trees and gated side access. Services to the property include town gas, water and sewer supply, with gas hot water unit. Fantastic potential for any portfolio, or an affordable option to start your property journey - contact Alistair for more information today. Additional Property Information: Approx Property Age: 1950 Land Size: 534sqm Council Rates: \$287 per quarter Water & Sewer Supply: \$145 per quarter Rental Appraisal: A rental appraisal has been conducted at \$280 - \$300 per week