

20 Cardinia Street, Mount Gambier, SA 5290



Duplex/Semi-detached For Sale

Wednesday, 24 April 2024

20 Cardinia Street, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 102 m2

Type:

Duplex/Semi-detached



Alistair Coonan

0422156363

\$249,000 - \$259,000

Positioned on a large and level allotment of approx. 769sqm is this centrally located solid duplex property, only a short walk from supermarkets, healthcare, recreation and dining facilities in the regional centre that is Mount Gambier. Entering the property, the north facing lounge has been freshly painted in light and neutral tones, with a large window taking in loads of natural light, and comforted by gas heating. It also includes timber floorboards, which extend throughout the entire home. The dine-in kitchen includes gas cooking, and overlooks the rear yard. Three bedrooms offer space for the family, with an additional enclosed room at the rear of the home providing capacity for a 4th bedroom, office or storage. Wet areas feature a bathroom central to the home with shower over tub and vanity, with the toilet located at the rear off of the laundry. Outside, the rear yard is well fenced and offers ample room for the kids to play, or future addition of shedding, gardens, veggie patches etc. Services to the property include town gas with gas hot water, water softener, mains water and sewer supply. Ideally positioned for both the keen investor looking to capitalise on great rental potential or home buyer looking to get into the market at an affordable price point in a centrally located property. Contact Alistair for more information today. RLA - 291953 Additional Property Information: Approx Property Age: 1955 Land Size: 769sqm Council Rates: approx. \$325 per quarter Water Rates: approx. \$154 per quarter Rental Appraisal: A rental appraisal has been conducted for approximately \$300 - \$330 P/W