

20 Fairlie Street, Mount Gambier, SA 5290



House For Sale

Friday, 15 March 2024

20 Fairlie Street, Mount Gambier, SA 5290

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 961 m2

Type: House



Sara McManus

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\$379,000-\$389,000

Fantastic location near McDonald Park Primary School and the CBD just a short walk away. This property boasts three bedrooms, with two located within the main house and the other located behind the garage, a perfect retreat for teenagers. The main house features a spacious and well-lit formal lounge room as well as a separate dining room connected to the kitchen via a serving hatch. The central bathroom offers both a separate bath and shower, along with a toilet. Both internal bedrooms feature built-in robes. Additionally, the property includes a single garage providing extra storage space and a woodshed at the rear. Enjoy leisurely moments on the beautiful deck overlooking the spacious backyard. Other amenities include slow combustion heating, instant gas hot water service, and a large carport which can house a caravan. The vision to complete a granny flat or teenage retreat is well underway, with a living/dining space, bedroom, bathroom and kitchenette creating new and exciting opportunities. Conveniently situated within walking distance to schools, shops, and sports facilities. This truly affordable property is awaiting your inspection.

Extra Information: Council Rates / \$1,571.27 p/a SA Water Supply Charge / \$74.20 p/qtr SA Water Sewer Supply Charge / \$84.86 p/qtr Emergency Services Levy / \$88.95 p/a approx Build Year / 1960 Land Size / 961m² 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.