

21 Union Street, Mount Gambier, SA 5290

House For Sale

Thursday, 13 June 2024



21 Union Street, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 626 m2

Type: House



Toni Gilmore
0402356905

\$289,000 - \$309,000

***** PLEASE NOTE - HIGHEST AND BEST OFFERS BY 2PM MONDAY 17TH JUNE 2024 ***** Nestled on the high side of the street and just minutes away from the CBD, this 3 bedroom duplex is deceiving in size. Ideal for those wanting to dip their toes in the market, this a fantastic and affordable opportunity for first home buyers or investors. Step inside, and you'll be greeted by a flexible floor plan designed to accommodate modern living. With two spacious living areas seamlessly integrated into the layout, along with three generously sized bedrooms all with brand new carpet and two bedrooms which feature built-in robes, this home effortlessly caters to the needs of its residents. Natural light floods the back living space and front lounge room both creating a private yet relaxing space. The practical and spacious open plan kitchen and dining area, complete with a pantry, form the heart of the home and offer functionality without compromising on style. Ensuring year-round comfort, this property is thoughtfully equipped with ducted gas heating, while the bathroom and laundry located off the back living room are both generous in size. Outside, the undercover timber decked patio area is complimented with freshly laid barked around the perimeter and beckons for alfresco gatherings and overlooks the private and secure backyard. A well constructed single carport with electric roller door, leads to a fully powered storage shed with concrete floors. A steel garden shed at the rear also adds further storage convenience. Priced realistically for a seamless sale, this duplex home presents a rare opportunity to secure a property that combines affordability with numerous positive attributes. Currently leased, this is a great opportunity to secure your next investment. Alternatively a fantastic and affordable chance to purchase your first home. Contact Toni Gilmore on 0402 356 905 to schedule your inspection. Extra Information: Council Rates / \$1,303.21 p/a SA Water Supply Charge / \$74.20 p/qtr SA Water Sewer Supply Charge / \$79.50 p/qtr Independent Rental Appraisal / \$350.00 - \$360.00 per week Build Year / 1955 Land Size / 626 m² 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.