

**22 Keegan Street, Mount Gambier, SA 5290**

**Sold House**

Wednesday, 21 February 2024



22 Keegan Street, Mount Gambier, SA 5290

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1027 m2**

**Type: House**



Al Lamond



Ben Ransom  
0400870362

## Contact agent

LOOKING FOR NEXT OWNER TO LOVE ME AS MUCH AS THE LAST Built to last and has been maintained well by the same family for decades, it has come time for this tightly held property to be sold. Solid Stone offering character and charm consisting of three large bedrooms, generous size lounge room with the ability to control the temperature all year round with reverse cycle split system air conditioning, a delightful light filled room with window facing northwest. Spacious eat in kitchen with electric cooking appliances and a gas heater plus good size bathroom with large shower. The bonus this property offers is a huge semi-separate recreational room, almost self-contained, with a bathroom & toilet, currently set up with a wet bar. The room is kept warm during the cooler months by slow combustion wood heating. Undercover rear veranda overlooking beautiful, neat gardens and lawns, double size lock up steel framed garage with one remote controlled roller door, second side is workshop/storage with a single carport in front. Situated on a large land allotment of approximately 1027m<sup>2</sup> within minutes' walk to the main street neat and tidy, very livable in its current form. Ideally ready for a modern make over or would make a perfect first home or great investment property.

Extra Information: Council Rates / \$1542.55 p/a SA Water Supply Charge / \$74.20 p/qtr Sewerage Charge / \$81.38 p/qtr Emergency Services \$92.30 p/a Independent Rental Appraisal / \$460-\$480 p/wk Land Size / 1027m<sup>2</sup> 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](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.