

**26 Brolga Street, Mount Gambier, SA 5290**



**Sold House**

Friday, 27 October 2023

26 Brolga Street, Mount Gambier, SA 5290

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 973 m2**

**Type: House**



Al Lamond



Ben Ransom  
0400870362

## Contact agent

Welcome to 26 Brolga Street Mount Gambier, offering well maintained home that combines contemporary comfort in a great location and is ready for your family to move into now. Featuring 3 bedrooms (plus study or 4th), 2 bathrooms, and a location that's second to none, this property offers a unique opportunity for those who seek tranquility and convenience. Imagine waking up every morning and being all so close to the serene and breathtaking views of the Blue Lake. The Blue Lake Reserve, with its walking trails, picnicking spots, and the iconic lake itself, is just an easy walk from your front door. Whether it's an early morning jog, a leisurely afternoon stroll, or simply savoring the picturesque sunset, you'll have it all at your fingertips. Features include;

- Master bedroom with ensuite and walk in robe
- Large kitchen dining area offering electric cooking and separate lounge room
- Reverse cycle split air conditioning with gas wall furnace
- Beautifully maintained elevated allotment with private rear gardens
- Double Garage UMR with drive through access to the back yard

Contact Al Lamond today to arrange your inspection of this beautifully maintained property. Extra Information: Council Rates / \$1,599.99 p/a SA Water Supply Charge / \$74.20 p/qtr SA Water Sewer Supply Charge / \$88.35 p/qtr Emergency Services Levy / \$75.40 p/a Independent Rental Appraisal / \$450-\$460 p/wk Build Year / 1977 Land Size / 973m<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.