

**27 Coolabah Street, Mount Gambier, SA 5290**

**House For Sale**

Wednesday, 10 April 2024



27 Coolabah Street, Mount Gambier, SA 5290

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 734 m2**

**Type: House**



Al Lamond



Ben Ransom  
0400870362

**\$399,000-\$429,000**

Nestled in the heart of Mount Gambier, 27 Coolabah Street stands as a testament to the enduring charm and comfort of family living. This solid brick and tile residence, boasting three bedrooms and two living areas, is not just a house; it's a sanctuary waiting to embrace its new owners. Upon entering, one is immediately struck by the fresh ambiance exuding from the recently updated interior. The home has been adorned with a fresh coat of paint, breathing new life into its spaces. Every brushstroke whispers of care and attention to detail, setting the stage for countless memories to be made within these walls. Step into the heart of the home, and you'll find a beautifully renovated bathroom, where luxury meets functionality. With modern fixtures and tasteful design choices, this space invites relaxation and rejuvenation after a long day's work. The layout of home is thoughtfully crafted to cater to the needs of a growing family. Three generously sized bedrooms offer ample space for rest and privacy, while the two living areas provide flexibility for both intimate family gatherings and lively entertaining. Beyond the walls of the home lies a spacious backyard, where children can play freely, and adults can unwind amidst nature's embrace. Imagine lazy weekends spent soaking up the sun, hosting barbecues with friends, or simply enjoying a quiet moment. Whether you're a growing family in search of a forever home, or an investor seeking a property with both charm and potential, 27 Coolabah Street beckons you to embark on a new chapter of your life. Don't miss this opportunity to make this haven your own and create memories that will last a lifetime. Contact Al Lamond or Ben Ransom today to schedule a viewing and experience the magic of 27 Coolabah Street, where comfort, style, and serenity converge to create the perfect place to call home. Extra Information: Council Rates / \$1418.09 p/a SA Water Supply Charge / \$89.08 p/qtr SA Water Sewer Supply Charge / \$79.50 p/qtr Build Year / 1971 Land Size / 734m<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.