

# 28 Yeates Street, Mount Gambier, SA 5290

## House For Sale

Thursday, 4 April 2024



28 Yeates Street, Mount Gambier, SA 5290

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 401 m2**

**Type: House**



Al Lamond



Ben Ransom  
0400870362

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

**\*\*PLEASE NOTE 20TH OF APRIL OPEN HOME HAS BEEN CANCELLED, WE APOLOGISE FOR ANY INCONVENIENCE\*\***Delightfully little home with neutral tones throughout. Central kitchen oven overlooking open concept living areas and rear undercover entertaining, with electric cooking facilities and walk in pantry. Offering three bedrooms two with built in robes, central bathroom with separate toilet & light and bright laundry. The home is kept cosy all year around with reverse cycle split system air-conditioning located in the lounge room + a radiant gas space heater. Generous size undercover entertaining area and low maintenance private back yard. Single garage under the main roof with internal access to the home, with drive thru access to the rear yard with pergola that could double as second vehicle or small camper/caravan undercover parking. Situated in an easily accessible location central to gym, medical facilities, main CBD, schools and shopping centres. Excellent size neat & tidy low maintenance home, ideal first home, someone looking to downsize or investment property. Won't last long, make sure you put this one on your inspection list!  
Extra Information: Council Rates / \$1485.10p/a SA Water Supply Charge / \$74.20p/qtr SA Water Sewerage Charge / \$79.50p/qtr Emergency Services Levy / \$88.67p/a Independent Rental Appraisal / Estimated \$420 to \$440p/wk Land Size / 401 m<sup>2</sup> Year Built / 1996 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.