

3/4 Arbor Street, Mount Gambier, SA 5290



Unit For Sale

Tuesday, 19 March 2024

3/4 Arbor Street, Mount Gambier, SA 5290

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



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Contact Agent

Elders Mount Gambier is pleased to present 3-4 Arbor Street, Mount Gambier, for sale. The property comprises a solid brick, two-bedroom unit in the centre of town. It benefits from a private garage under the main roof and a carport, with ample parking nearby. This is a fantastic investment opportunity in a superb location. The unit sits within walking distance of Reidy Park Primary School, Wulanda Recreation and Convention Centre and the stunning Railway Lands Walking Trail. The central shopping district is also moments away – providing all amenities, including shopping, dining and healthcare. The property is accessed from the rear of an apartment complex, providing privacy and seclusion from the street. The private parking spaces make a great addition to the unit, ensuring all residents have secure, off-street parking year-round. Entry to the home is past an immaculate flower garden and through a covered portico. It leads directly into a spacious, front-facing lounge room that is carpeted for comfort and offers a ceiling fan and electric wall heating. This room is the access point for the dining room and kitchen at the rear and the bedrooms and bathroom to the left. A carpeted hall leads off the living area to a front-facing main bedroom with large windows offering natural light and curtain coverings for privacy. It features full-width built-in robes and pendant lighting and sits adjacent to the family bathroom. The bathroom offers neutral-toned tiles, a glass frame shower with a separate bath below a window, and a lovely vanity unit with plenty of cabinet storage, a basin and a mirrored medicine cabinet. The toilet is separate for privacy and convenience. The second bedroom sits adjacent, overlooking the paved garden. It is also carpeted and features built-in robes and pendant lighting. A carpeted dining room sits beyond the living area through an archway and connects to the kitchen via sliding doors. It also leads directly to a unique screened porch/sunroom through glass sliding doors. The kitchen is fully equipped with timber cabinetry featuring above and below-bench storage. An impressive, stainless-steel gas cooktop sits centrally within the rear bench, with a built-in wall oven and grill to the right and a pantry to the left. The sink overlooks the rear garden and offers a dishwasher for convenience. Abundant storage is surrounded by a neutral tiled splashback and low-maintenance, hard-wearing vinyl floors flow through the kitchen and into the adjacent laundry. The laundry provides storage, a wash trough and access outside. The rear of the home boasts a multi-functional sunroom that opens into the yard via glass doors with a security screen at either end. A paved courtyard wraps around the unit, offering space for relaxing outdoors. It accommodates a clothesline and a garden shed at opposite ends of the porch, and a lovely, low-maintenance planted garden extending to the front fence and carport. This is a wonderful unit - offering neutral décor, low-maintenance grounds and lots of space – including all that parking. The sunroom is a stunning touch, ensuring a tranquil indoor/outdoor space is possible – even in the centre of town. This will be a popular listing for investors, so don't hesitate. Contact Sarah Barney at Elders Real Estate, Mount Gambier, to learn more. This centrally located auction is not to be missed. Land Size / 729m2 Build Year / 1973 RLA 62833