

3/9a SHEPHERDSON ROAD, Mount Gambier, SA 5290



House For Sale

Thursday, 16 November 2023

3/9a SHEPHERDSON ROAD, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Kim Cawthorne



Jessie Little
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\$479,000 - \$519,000

Please enquire for a private inspection via video call or a hosted one to one viewing. Nestled on an elevated block among a small, exclusive group, this remarkable 3-bedroom Community Title home offers a lifestyle of serenity and sophistication. Boasting three bedrooms, two bathrooms, a convenient garage, and a sunlit open-plan living space, this residence is a haven of comfort. Conveniently located within walking distance to the renowned Blue Lake, residents can enjoy nature's beauty while also benefiting from easy access to local amenities. A short stroll or drive leads to an array of cafes, restaurants, and the bustling town centre. With its prime location and modern comforts, this home presents an enticing opportunity for an investor or owner occupier.

- Currently leased at \$420pw through to 15th January 2024
- Beautifully tiled entrance into a spacious and bright dining/kitchen/living space
- Bedroom one with ensuite and built-in robe and built-in robes in bedroom 2.
- Kitchen has a 5 burner gas cooktop, oven under bench, dishwasher and breakfast bar
- Split system reverse cycle air conditioner provides year round comfort
- Main bathroom was walk-in shower, bath and vanity. Separate toilet
- Laundry located in the garage under main roof offers external access to rear yard
- Secure parking provided by automatic garage UMR with internal access
- Fantastic low maintenance outdoor entertaining area

Council Rates: approx. \$1,263 per annum
Emergency Services Levy: \$196.65 per annum
SA Water Supply: \$74.20 per quarter
SA Water Sewerage: \$98.81 per quarter
Community Title Common Property Insurance: \$119 per annum

Speak with the Property Management team at Complete Real Estate about managing this property