

3 Tanglewood Crescent, Mount Gambier, SA 5290

House For Sale

Friday, 15 March 2024



3 Tanglewood Crescent, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 735 m2

Type: House



Sara McManus

0438708281

\$389,000 - \$409,000

Experience instant allure with this promising brick and tile residence, awaiting your personal touch. Boasting three spacious bedrooms, the potential is boundless. Step into a welcoming ambiance with a separate 'L' shaped lounge and formal dining area, offering the perfect canvas for modernization. The kitchen overlooks a cozy family area, presenting an opportunity for contemporary updates. A gas wall furnace has a wall vent providing warmth to each living area. There is a centrally positioned bathroom with separate shower, bath and vanity. The convenience of a separate toilet is a bonus. Venture outdoors to envision a stunning entertaining space, awaiting transformation. With a carport UMR providing convenient rear access, this home beckons for your creative vision to breathe new life into its classic charm. Anyone who wants to design their own perfect garden can unleash their creative juices and create something very special. Overall, this is a property with solid bones and ample potential, appealing to buyers who are looking for a home they can make their own through renovation and modernization efforts. Extra Information: SA Water Supply Charge / \$74.20 p/a SA Water Sewer Supply Charge / \$79.50 p/qtr Emergency Services Levy / \$70.05 p/a Independent Rental Appraisal / \$400-\$420 p/wk Build Year / 1991 Land Size / 735m² 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 in reference to any financial or investment advice contained within this communication. Liability limited by a scheme approved under Professional Standards Legislation.