

33 Chute Street, Mount Gambier, SA 5290

House For Sale

Wednesday, 15 May 2024



33 Chute Street, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 351 m2

Type: House



Al Lamond



Ben Ransom
0400870362

\$429,000-\$459,000

Delightful courtyard home, offering modern finishing's and situated in a sought-after semi central area of the city. This stylish low maintenance property offers a functional and clever floor plan and is ready to move into now. Featuring open concept living with reverse cycle split system air-conditioning and ducted gas central heating, spacious kitchen with stainless steel trimmed appliances, electric cooktop & under bench oven. The kitchen overlooks the spacious central positioned dining space and lounge area, with large windows offering wonderful natural light. Glass sliding door with triple lock security screen door open out to the private alfresco area complete with roll down zip track patio blinds to make private and sheltered. The master bedroom has a generous walk-in wardrobe + access to the two-way bathroom, second bedroom has great floor to ceiling built in robes + a third bedroom for convenience. Single car garage under main roof with remote controlled and internal access, plus easy maintained and securely fenced gardens, and grounds. This property is ideal for retirees, first home buyer or as an investment property. Extra Information: Council Rates / \$1,580.84p/a SA Water Supply Charge / \$74.20p/qtr SA Water Sewerage Charge / \$79.50p/qtr Emergency Services Levy / \$88.67p/a Independent Rental Appraisal / \$400-\$420p/w Land Size / 351m² 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.