

37 Umpherston Street, Mount Gambier, SA 5290

GEBHARDTS
REAL ESTATE

House For Sale

Friday, 22 March 2024

37 Umpherston Street, Mount Gambier, SA 5290

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 371 m2

Type: House



Ben Jeffrey
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Emily Rayner
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\$399,000-\$425,000

Located in a great central location and on a torrens title, Gebhardts are pleased to present this lovely neat & tidy homette, features of this home include:

- Light-filled open plan kitchen, dining and living with gas ducted heating throughout
- Kitchen including electric cooking, dishwasher and great cupboard storage
- Generous sized master bedroom with walk-in robe and access to the two-way bathroom
- Plus a second double bedroom that is fully carpeted
- Well-appointed bathroom with large corner shower, vanity and toilet – plus second separate toilet
- Sliding doors open to the pergola and low maintenance rear yard
- Single car garage under the main roof with internal access
- Only a short drive or walk to shops, cafes and schools
- Ideal as an investment, first home or for the retiree to downsize into, currently tenanted on a periodical lease at \$340 p/w

Further Property Information: Land size: approx. 371m² Council: City of Mount Gambier Zoning: Suburban neighbourhood Rental Appraisal: Currently tenanted at \$340 p/w Year built: approx. 2006