

# 4/18 Jane Street, Mount Gambier, SA 5290



## Unit For Sale

Saturday, 9 December 2023

4/18 Jane Street, Mount Gambier, SA 5290

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 48 m2**

**Type: Unit**



Ben Ransom  
0400870362



Al Lamond

**\$170,000 - \$185,000**

Nestled in the heart of Mount Gambier within a 2min walk to the CBD is this 1970 brick and tile unit with the convenience of modern contemporary living. Solid brick and tile built to last, with modern renovated kitchen, with near new floor coverings. Located at the rear of the group offers the occupants security and privacy plus conveniently situated in close proximity to the town centre. 1 Bedroom, separate bathroom and laundry facilities, single undercover car parking space. Residents can enjoy the best of both worlds – a quiet retreat and easy access to the vibrancy of city life. Currently leased until the 18/08/2024 for \$200pw. Extra Information: Council Rates / \$1,227.81 p/a SA Water Supply Charge / \$74.20 p/qtr SA Water Sewer Supply Charge / \$79.50 p/qtr Emergency Services Levy / \$76.00 p/a Strata Fees / \$161.00 p/qtr Build Year / 1970 Land Size / 97m<sup>2</sup> Council / City of Mount Gambier Zoning / Established 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](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.