

4/3 Locke Street, Mount Gambier, SA 5290

Unit For Sale

Wednesday, 12 June 2024

4/3 Locke Street, Mount Gambier, SA 5290

Bedrooms: 2

Bathrooms: 1

Area: 63 m2

Type: Unit



Bianca Taylor

\$235,000 - \$255,000

Welcome to 4/3 Locke Street, Mount Gambier - An excellent opportunity to own a charming property on Locke Street, located in the heart of Mount Gambier. This cozy 2-bedroom, 1-bathroom residence offers a comfortable space throughout, ideal for first-time buyers, downsizers or savvy investors of all ages! This home boasts a practical layout that maximizes every inch of space. As you enter, you're greeted by an inviting open-plan layout, featuring a dining area seamlessly integrated with the kitchen. The solid timber flooring exudes warmth and charm, creating a cozy ambiance that beckons you to relax and unwind. Ample storage & bench space ensures meal preparation with ease & clutter-free living, while the reverse cycle unit and electric heating guarantee year-round comfort, no matter the weather outside. Get ready with ease each day within the recently renovated and modern bathroom, boasting a walk-in shower, toilet, and vanity. Every detail has been carefully curated to enhance functionality. Adjacent, the recently renovated laundry offers convenience with a large timber benchtop, trough and great storage space, including a designated area for your washing machine & dryer. Entertaining is a breeze in the spacious and inviting formal living room, where you can host gatherings or simply kick back and enjoy quiet evenings. This space also provides additional storage by way of floor to ceiling built in storage cupboards! A door leads to the rear patio and gorgeous garden, creating a seamless transition between indoor and outdoor living. The garden shed provides additional storage space and is perfect for gardening enthusiasts or those with outside storage needs. Situated in a peaceful area, this property is conveniently close to the CBD of Mount Gambier, essential amenities for your everyday needs such as local shopping centres, schools, childcare centres and recreational facilities to name a few. This property has a potential rental yield of \$285 - \$295 per week, making this an investment not to miss! Don't miss out on this affordable gem - Contact Bianca Taylor for a private inspection anytime! Additional Information: Land Size: Approx 165m² Building Size: Approx 63m² Council Rates: Approx \$280 Per quarter Strata Funds: Approx \$380 Per quarter Emergency Services Levy: Approx \$66 Per annum Water / Sewerage Rates: Approx \$150 Per quarter Age of Building: Approx 1970 Rental Appraisal: \$285 - \$295 Per Week