

4 HOWARD STREET, Mount Gambier, SA 5290

House For Sale

Friday, 12 April 2024



4 HOWARD STREET, Mount Gambier, SA 5290

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 645 m2

Type: House



Kim Cawthorne



Marika Hart
0499165271

NEW PRICE \$229,000 - \$239,000

Please enquire for a private inspection via video call or a hosted one to one viewing

ABUNDANCE OF SHEDDING! This fantastic home offers an abundance of shedding with 6m x 6m (approx.) shed with rear access through to to additional 6m x 6m (approx.) shed. Fantastic opportunity to add to your investment portfolio positioned a short drive to Boandik Community Wellbeing Centre and Grant High School.

- Enter home in to carpeted living area with gas heating and ceiling fan
- Timber kitchen complete with gas cooktop, electric wall oven and range hood
- Master bedroom with floorboards, wardrobe alcove and divider that can split room in two
- Second bedroom with floorboards and wardrobe alcove
- Rear sunroom/ study could be made in to third bedroom
- Updated bathroom has walk-in shower, vanity and toilet
- Tiled laundry with wash trough and access to rear mudroom with second toilet
- Secure parking provided by single car 6m x 6m (approx.) shed with concrete and power has rear access
- Additional 6m x 6m (approx.) double car shed with concrete and power
- Fantastic secure low maintenance rear yard safe for children and pets
- Front and rear doors fitted with Metal Mechanical Code Lock system
- Low cost living provided by 13 solar panels and solar battery system

Built: approx. 1950
Council: \$1210.00pa approx.
SA Water Supply: approx. \$70.80 per quarter
SA Water Sewerage: approx. \$75.85 per quarter
ESL: \$95pa