

40 Derrington Street, Mount Gambier, SA 5290

House For Sale

Wednesday, 12 June 2024



40 Derrington Street, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 1

Area: 463 m2

Type: House



Al Lamond
0418849266



Ben Ransom
0400870362

E.O.I by 12pm 20/06/24 (if not sold prior)

EXPRESSIONS OF INTEREST CLOSING THURSDAY 20TH JUNE 2024 AT 12 NOON (if not sold prior) Delightful character home ripe and ready for the next custodian to renovate and remodel to bring this historical gem back to life. The property footprint consists of a lounge room, three bedrooms, central passage with a small bathroom and small eat in kitchen. The rear porch connects the house to the toilet and laundry. The property is loaded with charm and period features, such as high ceilings, polished timber floors, high skirting boards, large decorative cornice and ceiling roses, open fireplaces with decorative mantles. The land allotment has been subdivided down to 463m². Water, sewer, electricity, and mains gas connections still functioning. Situated on the western side of town, within walking distance to, childcare centre & collins court shops that include, self-serve launderette, quality butcher, delicatessen & discount super chemist. Extra Information: Council Rates / \$1,513.82 p/a Build Year / 1917 Land Size / 463m² 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.