

5/42 Ferrers Street, Mount Gambier, SA 5290



Unit For Sale

Tuesday, 6 February 2024

5/42 Ferrers Street, Mount Gambier, SA 5290

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 108 m2

Type: Unit



Alistair Coonan

0422156363

\$340,000 - \$360,000

Ray White Mt Gambier are pleased to present 5/42 Ferrers Street, Mt Gambier for sale. Situated in one of Mount Gambier's most premiere locations just a stones throw from the CBD, Rail Lands precinct, popular eateries and services, 5-42 Ferrers Street offers low maintenance living in a private and quality setting, an ideal location for those considering a downsize or future planning in an often tightly held area. The stencilled driveway leads you to an attractive bluestone fronted unit located at the rear of a group of 6, greeting you with classic and inviting style. Entering the home, you'll appreciate quality timber cabinetry framing the neutrally toned and warm space within. Offering 2 sizeable bedrooms, the master bedroom at the front of the home benefits from loads of natural morning light, with large built in wardrobes and direct access to the two-way bathroom. Bedroom number two also includes built in wardrobes, with quality flooring and window finishings throughout. At the rear of the home, the kitchen, dining and living areas take in the afternoon warmth offering a cozy space to relax in the carpeted lounge, kept comfortable with ducted central gas heating. The kitchen includes ample storage and bench space with electric cooking, which overlooks a tiled dining area and easy access to the sheltered rear pergola. Wet areas include a two-way bathroom with walk in shower, separate bathtub and convenience of a separate toilet. The laundry offers great linen storage and outside access. A remote roller access single garage provides secure parking, with PA door access to the tidy rear courtyard and additional storage shed, offering a private and low maintenance space. Currently tenanted at \$320 per week on a fixed lease to September 2024 with quality tenants, offering immediate rental return for an investor, or a flexible timeframe to plan your next move. An absolute gem in an unbeatable location that is a must for inspection, contact Alistair to arrange your viewing today. RLA - 291953 Additional Property Information: Approx Property Age: 1997 Land Size: 214sqm Council Rates: \$352 per quarter Water Rates: \$154 per quarter Strata Rates: \$350 per quarter Rental Appraisal: The property is currently leased at \$320 per week until 19/09/2024, an updated rental appraisal has been conducted of approximately \$340 - \$360 per week