

6/56 Brownes Road, Mount Gambier, SA 5290



Sold Unit

Thursday, 16 May 2024

6/56 Brownes Road, Mount Gambier, SA 5290

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 250 m2

Type: Unit



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Contact agent

Positioned in a convenient central location, this charming home unit awaits its fortunate new owner. With an expansive block of 250 square metres and a meticulously crafted unit spanning 110 square metres, this property offers a blend of solid construction and modern amenities, making it a true gem in today's real estate market. One of the highlights of this unit is its many upgrades, ensuring both functionality and aesthetics. In 2024, a brand-new front screen door was installed, enhancing security and adding a touch of contemporary elegance to the façade. The verandah posts were replaced and painted in 2023, accompanied by a fresh coat of paint on the fretwork and necessary repairs to the gutters, ensuring the structural integrity and visual appeal of the exterior. Step inside, and you'll find a home that exudes both comfort and style. The interior boasts a series of thoughtful updates, including a new front door and shower screen, The timber kitchen, the heart of any home, is equipped with a modern cooktop installed in 2017. The attention to detail extends to the bathroom complemented by a new vanity and taps added in 2015. Moreover, the entire unit underwent a transformative makeover in 2015, with new carpet and underlay, fresh paint throughout, and upgraded door knobs and locks, reflecting a commitment to quality. The spacious carpeted master bedroom contains large floor to ceiling built-in robes with bedroom two providing ample room for a bedroom suite and tallboy. This bedroom would alternatively make a great study if a second bedroom is not required. Situated in close proximity to the rail lands walking trail as well as offering an outlook to the Sugarloaf and Centenary Tower, residents have the opportunity to embrace the tranquility of nature while enjoying the convenience of urban living. Whether it's a leisurely stroll or an invigorating jog, the beauty of the outdoors beckons just steps away from your doorstep. For those seeking a harmonious blend of comfort, convenience, and timeless elegance, this home unit presents an irresistible opportunity. Whether you're a first-time buyer or someone looking to downsize without compromising on quality, this property caters to diverse lifestyles and preferences. As the real estate market continues to evolve, discerning buyers recognize the value of a well-maintained property that offers both immediate gratification and long-term investment potential. Don't miss your chance to make this residence your own. Contact us today to schedule a viewing and embark on a journey towards finding either your new dream home or investment property. Currently tenanted until July 2024. Extra Information: Council Rates / TBA p/a SA Water Supply Charge / TBA p/qtr SA Water Sewer Supply Charge / TBA p/qtr Land Size / 250 m² 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.