

6 Manda Street, Mount Gambier, SA 5290



Sold House

Friday, 15 March 2024

6 Manda Street, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 670 m2

Type: House



Gail Richards

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Contact agent

Ideal Investment or first home, this 3 bedroom property sits on the edge of town with the blend of peaceful rural views from the rear of the home and convenient access to the town's amenities. Whether your a savvy investor or first time home buyer this residence come with an affordable price tag. The home boasts 3 comfortable bedrooms with the main having a built in robe and ensuite. Designed with a family in mind the property also offers potentially 2 living areas. Adjoining the open plan kitchen is the meals and/or small living area with this space welcoming plenty of natural light and rural views, while the front lounge room is spacious. The kitchen is equipped with gas cooking and plenty of storage cupboards. Heating and cooling are assisted by the reverse cycle air conditioner and cosy wood fire, while the main bathroom, separate toilet and laundry are neat and tidy providing functionality and convenience. Outside you'll find a low maintenance garden, single iron shed which provides storage solutions for tools and equipment while the carport offers a sheltered parking space and the front verandah creates a calming space to sit and unwind. Currently leased and with a rent return of \$300.00 per week this property presents a compelling investment opportunity providing a strong consistent return on your investment. A great opportunity to start or grow your investment portfolio! Please note: The photos were taken prior to occupancy. Extra Information: Council Rates / \$1,341.15 per annum SA Water Supply Charge / \$68.60 per quarter SA Water Sewer Supply Charge / \$73.50 per quarter Emergency Services Levy / \$79.60 per annum Lease Details / \$300.00 per week Independent Rental Appraisal / \$320-\$360 p/wk Build Year / 1979 Land Size / 670m2 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.