

6 Price Street, Mount Gambier, SA 5290

House For Sale

Thursday, 14 December 2023



6 Price Street, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 803 m2

Type: House



Sara McManus

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\$369,000 - \$379,000

Nestled in the heart of Mount Gambier, is this charming solid stone home. Boasting three bedrooms, a host of recent renovations, and an ideal location, this residence is more than just a house – it's a haven that harmonizes comfort, style, and practicality. Step inside, and you'll be greeted by a freshly painted interior that radiates a warm and inviting atmosphere. The full internal paint job not only enhances the home's aesthetic appeal but also provides a blank canvas for residents to infuse their personal touch. The polished floorboards underfoot add a touch of elegance, elevating the overall ambiance of the living space. The heart of any home is undoubtedly the kitchen, and in this case, with a very recent renovation combining functionality with style, offering a space where culinary delights can be crafted with ease. The same attention to detail extends to the renovated bathroom and laundry, ensuring that every corner of this residence reflects contemporary comfort. As the cool winds of Mount Gambier breeze through, the slow combustion heating within the home ensures that warmth is always at your fingertips. With a single carport, two garden sheds plus storage under the home, stowing all of your "extras" will be truly covered. Extra Information: Council Rates / \$1,284.06 p/a SA Water Supply Charge / \$74.20 p/qtr SA Water Sewer Supply Charge / \$79.50 p/qtr Emergency Services Levy / \$76.00 p/a Independent Rental Appraisal / \$380-\$395 p/w Build Year / 1950 Land Size / 803m² 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.