

7/7 ARBOR STREET, Mount Gambier, SA 5290

Unit For Sale

Thursday, 16 November 2023

7/7 ARBOR STREET, Mount Gambier, SA 5290

Bedrooms: 2

Bathrooms: 1

Type: Unit



Kim Cawthorne



Jessie Little
0499165271

\$179,000 - \$199,000

Nestled at the end of a strata group complex, just a stone's throw away from the enchanting lakes area. This delightful residence is strategically positioned, offering unparalleled convenience to popular schools, a vibrant recreation centre, and the scenic rail lands. • Currently leased at \$185pw to 23/9/2025 with long term tenant. • Located at the end providing additional parking options. • Open plan kitchen, dining and living space in neutral tones with carpeted lounge area • 2 large bedrooms, 1 with built in wardrobes • Offering updated separate bathroom nicely tiled • Laundry with single trough and rear door to low maintenance yard Council Rates: \$tba Water Rates: \$79.50 per quarter Sewer Rates: \$74.20 per quarter ESL: \$tba Strata fees: \$249pq (\$199 Admin/Ins - \$50 Sinking Fund)