

8 Boucaut Street, Mount Gambier, SA 5290

House For Sale

Tuesday, 14 November 2023



8 Boucaut Street, Mount Gambier, SA 5290

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 824 m2

Type: House



Al Lamond



Ben Ransom
0400870362

\$350,000 to \$360,000

Are you in the market for your very first home or looking for a promising fixer-upper project? Look no further than this charming stone home that's looking for new owners. Nestled in a quaint neighbourhood, located right across from the Grantville Court Fish & Chip shop plus Butcher and newly opened café eatery there is no shortage of convenience. Built to last from solid limestone this property has great solid bones with fantastic potential. Offering four bedrooms, main with built in wardrobes, separate lounge room with reverse cycle air conditioner, eat in kitchen with updated cabinetry and electric cooking facilities that opens into a versatile second living room or larger dining space. Compact bathroom also has updates from original. The solid construction of this home assures durability and longevity ensuring your investment remains a sound one. Situated on a corner allotment, the home offers a single car lock up stone garage with workshop/storage area at the rear and on the other side a second driveway with double gates offering access to the rear yard. Undercover patio for all season entertaining or just for shelter. For first-time buyers, this stone home offers an ideal starting point. The quaint size provides a manageable space that's perfect for a couple or small family. With some minor updates and a touch of creativity, you can turn this house into a comfortable, personalized haven. For those buyers with an eye for design and a passion for home improvement, this house presents the perfect fixer-upper opportunity. With the right vision, a little elbow grease and some T.L.C the transformation options of this home is limitless, with potential to flip for profit. In conjunction with Maxine Tuffnell from Gambier Real Estate. Extra Information: Rental Appraisal / \$380-\$395 p/w Build Year / 1950 Land Area / 824m² 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.