

130 North Terrace, Mount Gambier, SA, 5290

House For Sale

Saturday, 10 August 2024



130 North Terrace, Mount Gambier, SA, 5290

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Al Lamond
0418849266



Ben Ransom
0400870362

EXCELLENT INVESTOR OR FIRST TIME BUYER HOME

Discover this ultra-affordable family home located on North Terrace in the charming area of the City. Built to last, this spacious residence offers 4 generous bedrooms and 2 well-appointed bathrooms, making it an ideal choice for growing families or savvy investors. The property's thoughtful layout ensures ample space for everyone, with a welcoming atmosphere that you'll love coming home to.

Extras include brand new carpets, updated en-suite bathroom, multipurpose floor plan offering large 4th bedroom or 3rd living area, large living room with r/c split a/c, gas wall furnaces, separate family or games room, plus so much more.

Don't miss out on this rare opportunity to secure an affordable home in one of South Australia's most beloved towns. Whether you're looking for your next family home or a smart investment, this property on North Terrace is sure to impress. Act now and make this charming Mount Gambier house your new address! In Conjunction with Maxine Tuffnell from Gambier Real Estate. Call Al Lamond or Maxine Tuffnell today.

Extra Information:

Council Rates / \$1,750.00 p/a - approx.

SA Water Supply Charge / \$78.60 p/qtr

SA Water Sewer Supply Charge / \$92.50 p/qtr approx.

Emergency Services Levy / \$96.25 p/a approx.

Independent Rental Appraisal / \$480-\$500 p/w

Build Year / 1983

Land Size / 665 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.