

14 Elle Court, Mount Gambier, SA, 5290

House For Sale

Saturday, 10 August 2024



14 Elle Court, Mount Gambier, SA, 5290

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



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THE ULTIMATE ALTERNATIVE TO UNIT LIVING

Set on the high side of the street in a quiet cul-de-sac is this fantastic brick and tile property, the perfect alternative for those looking for a unit size home, but needing a backyard for pets or children.

Inside offers an open plan living area including a lovely renovated kitchen with dishwasher and electric cooking, woodgrain finish laminate flooring and carpeted living space plus r/c split system.

Two large bedrooms both offer BIR's with loads of storage whilst the large bathroom is central to both bedrooms and offers shower, vanity and toilet.

The laundry flows through from the kitchen offering additional built in cupboards whilst the garage UMR with remote and internal entry, provides secure and convenient access into the home.

Outside the large pergola area is the perfect place for summer barbeques or a lazy Sunday coffee whilst enjoying the views of the private backyard. Patio blinds are a fantastic addition and allow for this space to be used whatever the season.

The extra bonus is also the side gates and rear yard access, providing additional opportunities for shedding, if required.

Currently ran as an Air Bnb, this property has the option of being purchased fully furnished.

Extra Information:

Council Rates / \$1,700.23 p/a

Emergency Services Levy / \$89.30 p/a

SA Water Supply Charge / \$78.60 p/qtr

SA Water Sewerage Charge / \$86.95 p/qtr

Rental Appraisal / \$400.00 - \$420.00 p/wk

Land Size / 634 m2

Build Year / 1997

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.