

# 14 Holder Street, Mount Gambier, SA 5290



## House For Sale

Saturday, 29 June 2024

14 Holder Street, Mount Gambier, SA 5290

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 715 m2**

**Type: House**



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**\$250,000-\$275,000**

Welcome to this solid Mount Gambier stone home brimming with potential. Ripe for renovation and in original condition, the home features solid foundations, and a great opportunity for those who wish to roll up their sleeves and are not afraid of a project. The sturdy stone construction of this home is complemented by a Colorbond roof installed just three years ago ensuring longevity and peace of mind. The durability of these key elements provides an excellent starting point for any renovation project. The lounge room, positioned at the front of the home, is a welcoming space featuring a gas heater and feature wallpaper. A slow combustion wood fire in the passage adds to the home's charm, providing additional warmth. The original eat-in kitchen is designed for practicality, equipped with gas cooking facilities. This space invites transformation into a modern culinary haven, where you can cook and entertain with ease. Offering three bedrooms, one with built-in robes and all with carpet, it provides a blank canvas to personalize and refresh. The bathroom is designed with functionality in mind, featuring a shower over bath, a vanity, and a separate toilet. The property includes a single car garage with a concrete floor, and power, along with a single carport and additional garden shed plus a large backyard. Owned by the same family for decades, this home carries a legacy of care and attention. Now, it eagerly awaits new owners to breathe fresh life into its walls and create new memories. Its solid structure and practical layout offer an ideal foundation to create a modern home to live in or investment opportunity to rent out. This is your chance to transform a beloved family home into your own sanctuary. Seize this rare opportunity and let 14 Holder Street welcome you as its new owner.

Extra Information: Council Rates / \$1,331.93 p/a SA Water Supply Charge / \$74.20 p/qtr SA Water Sewer Supply Charge / \$79.50 p/qtr Independent Rental Appraisal / \$340.00 - \$360.00 p/wk Build Year / 1950 Land Size / 715m<sup>2</sup> Council / City of Mount Gambier Zoning / Suburban Neighbourhood

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