

**14 Phillip Street, Mount Gambier, SA 5290**



**House For Sale**

Saturday, 29 June 2024

**14 Phillip Street, Mount Gambier, SA 5290**

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 750 m2**

**Type: House**



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## \$279,000 - \$309,000

Ray White Mt Gambier is pleased to present 14 Phillip Street, Mount Gambier, for sale. The property was built in 1960 and sits on a large allotment. It benefits from proximity to childcare services, North Primary School, Corriedale Park and Suttontown Skatepark. The Mount Gambier and District Hospital and the Mount Gambier Marketplace are also nearby. The location is ideal for families, making this an excellent property for rental income or a first home with lots of potential for renovations and extensions (STCA). The house is accessed via a timber fence, and a concrete driveway leads to a gated rear garden with plenty of space for cars and recreational vehicles. A tidy lawn sits to the front and left of the house, accessed via concrete steps ascending to a covered portico. The main entry opens into a carpeted front-facing lounge room that offers a gas heater built into the original mantle. A central hallway accesses three double bedrooms, a bathroom and the kitchen/diner. There are two front-facing bedrooms and a rear-facing bedroom. Each is carpeted and provides pendant lighting and large windows with curtain coverings. The tiled bathroom offers a large shower recess with a glass frame and a shower curtain. A vanity with storage sits below a frosted timber-frame window, and a large wall-mounted mirror is opposite the shower. The spacious kitchen and dining area provide solid cabinetry, ample storage, and a double sink overlooking the pergola. Cooking facilities include an electric oven and cooktop with a tiled splashback and overhead storage cabinets. The dining area is separate and overlooks the rear garden. It is adjacent to a door leading to the mudroom and laundry. The mudroom has built-in storage and could be utilised as a sunroom or study. It accesses a laundry with a wash basin and a separate toilet for privacy and convenience. The outdoor area offers a generous pergola/alfresco dining area under the main roof. It is accessed from the mud room via sliding doors and is the perfect place for barbecues and outdoor play. The pergola overlooks an extensive grassed garden that accommodates concrete planters, a clothesline, citrus trees and a rear garden shed. The yard is fully enclosed and ideal for children and pets, with ample space for play equipment, a fire pit, or an extension project (STCA). This property would suit an investor looking to update the property and rent it out - with strong potential for a high return on investment. The size of the allotment gives the listing added potential for renovations, extensions, or other building projects. Proximity to schools, childcare, health, and shopping amenities is advantageous for future owners and investors. Contact Tahlia and the Ray White Mt Gambier team to learn more and to book your viewing today. RLA 291953 Additional Property Information: Age/ Built: 1960 Land Size: 800m<sup>2</sup> (house - 112m<sup>2</sup>) Council Rates: Approx. \$330 per quarter Rental Appraisal: The property is currently leased at \$220 per week with an updated rental appraisal of \$300 to \$320 per week.