

16 Power St, Mount Gambier, SA, 5290

House For Sale

Thursday, 26 September 2024



16 Power St, Mount Gambier, SA, 5290

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Gail Richards

0409268199

CHARMING COTTAGE IN PRIME LOCATION

Step into a world of charm and comfort with this delightful two-bedroom cottage, perfectly situated in a prime central location. This character-filled home is a rare find, offering a blend of traditional appeal and modern conveniences that cater to today's lifestyle.

Upon entering, you're welcomed by a warm & cosy front lounge with gas heater and timber mantle. The open-plan kitchen, dining, and living area is designed to enhance everyday living and entertaining. The kitchen features gas & electric cooking, a dishwasher, and ample cupboard space and overlooks the generous size living room equipped with a split-system air conditioner, ensuring year-round comfort.

There are 2 generous size bedrooms with the main bedroom being a serene retreat, complete with a walk-through robe that offers direct access to the two way main bathroom equipped with shower, bath, toilet and dual basin vanity. A European laundry is tucked away within the bathroom area. For added convenience, a second toilet with a hand basin is available for guests or family use positioned off the living area.

Outside, the property features a low-maintenance appealing front yard and private rear courtyard with a intimate undercover pergola area. The single garage, with its automatic roller door, provides secure parking and internal access to the home, making daily life smooth and hassle-free.

This charming cottage combines comfort, convenience, and character, making it an ideal choice for those seeking a cozy, low-maintenance home in a sought-after central location. Don't miss the opportunity to make this lovely property your own.

Extra Information:

Council Rates / \$1,522.53 p/a

Emergency Services Levy / \$78.40 p/a

Independent Rental Appraisal / \$420-\$440 p/w

Build Year / 1880

Land Size / 409 m²

Council / City of Mount Gambier

Zoning / Established 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.