

**20 Blackall Street, Mount Gambier, SA, 5290**



**House For Sale**

Friday, 30 August 2024

20 Blackall Street, Mount Gambier, SA, 5290

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Kim Cawthorne  
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## Complete Real Estate - Kim Cawthorne

Please enquire for a private inspection via video call or a hosted one to one viewing

Discover 20 Blackall Street, situated on a generous corner allotment of approximately 730m<sup>2</sup>, featuring dual access points. Built in 1975, this property boasts the convenience of two driveways, perfect for accommodating additional vehicles, including a caravan. Additionally, a separate teenager retreat is thoughtfully lined, carpeted, and equipped with power, providing a perfect getaway space. Convenience is at your doorstep with schools, kindergartens, playgrounds, and more just a short distance away.

- Currently leased at \$335 per week until 03/02/2025
- Open plan kitchen/ dining offers gas cooking, double-sink and breakfast bar
- Lounge area offers ceiling fan and reverse cycle adding warmth throughout the home
- Master bedroom offers built-in-robos and ceiling fan
- Bedrooms 2 and 3 both complete with built-in-robos and ceiling fans
- Updated bathroom offers bath, walk-in shower, vanity and toilet
- Large tiled laundry complete with wash trough
- Fantastic storage provided in garage or lined teenage retreat/office the choice is yours
- Secure split-level yard provides safety for children and pets

We invite you to make an inquiry and explore the possibilities this home has to offer.

Speak with the Property Management team at Complete Real Estate about managing this property

Rental Appraisal Letter: \$400 per week - rent increase from February 2025

Council Rates: approx. \$372.12 per quarter

SA Water Supply: approx. \$78.60 per quarter

SA Water Sewerage: approx. \$86.95 per quarter