

**22/20 O'Leary Road, Mount Gambier, SA, 5290**



**House For Sale**

Friday, 30 August 2024

22/20 O'Leary Road, Mount Gambier, SA, 5290

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## NEAR NEW – LOW MAINTENANCE

This stylish trendy property offers a functional floor plan, modern low maintenance convenient living situated in quiet cul-de-sac and move in ready.

Featuring open concept living with reverse cycle split system air-conditioning, spacious kitchen with stainless steel trimmed appliances, including dishwasher, gas cooktop and under bench oven. The kitchen overlooks the spacious central positioned dining space and front north facing lounge area, with large windows offering wonderful natural light. Glass sliding door open out to the private alfresco area.

The master bedroom also facing north wonderful all-day sun has day/night holland blinds for privacy and protection, a ceiling fan plus a walk-in wardrobe and ensuite bathroom. Second and third bedrooms have floor to ceiling built in robes and ceiling fans. The second bathroom has separate toilet and powder area. Bright laundry with great built in cabinetry full length glass door allowing lots of natural light.

Single car garage under main roof with remote controlled and internal access, further rear yard access through the garage to a large concrete area for parking of a vehicle or trailer. Driveway made wider to allow side by side parking of two vehicles off street. Easy maintained and securely fenced gardens and grounds.

This property is ideal for retirees, first home buyer or as an investment property.

### Extra Information:

Council Rates / \$1,840.52 p/a

SA Water Supply Charge / \$74.20 p/qtr

SA Water Sewer Supply Charge / \$94.16 p/qtr

Emergency Services Levy / \$77.05 p/a

Community Corporation Fee's / \$199 p/qtr

Estimated Rental Return / \$460 to \$480 p/w

Land Size / 450m<sup>2</sup>

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

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