

# 27 Genoa Street, Mount Gambier, SA 5290



## House For Sale

Wednesday, 19 June 2024

27 Genoa Street, Mount Gambier, SA 5290

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 635 m2**

**Type: House**



Bianca Taylor

**\$335,000 - \$355,000**

Welcome to 27 Genoa Street, Mount Gambier – A property that offers so much more than meets the eye! Nestled in a serene corner of Mount Gambier, this property beckons with its promise of spacious comfort and untapped potential. This brick and tile haven stands proudly on a private corner allotment of 635m<sup>2</sup>, offering a blend of convenience and low maintenance living that is sure to captivate homeowners & investors from all corners. Upon entering, you are greeted by a light-filled open plan living area that seamlessly integrates the living, dining, and kitchen spaces. Natural light floods through large windows, highlighting the inviting atmosphere enhanced by gas heating and a reverse cycle air conditioning unit, ensuring year-round comfort regardless of the season. The versatility of this property is evident at every turn. A garage under main roof with internal access presents itself not just as a space for your vehicle but as a potential second living area, a third bedroom, or even a dedicated office—a flexible bonus that adapts to your lifestyle needs and allows great future growth to expand on! This home features generously proportioned bedrooms, with the master bedroom boasting built-in robes that offers practical storage. A neat & spacious bathroom provides a walk-in shower featuring an updated screen, a good size bath for relaxation, and a vanity that combines functionality with space. A separate toilet enhances privacy and convenience. Outside, the property continues to impress with fully fenced, low maintenance yard areas. This is a blank canvas awaiting your personal touch, outdoor entertaining spaces, shedding or the ultimate play space for children or pets. Whether you envision a lush garden retreat or a minimalist oasis, the possibilities are endless. Additional features such as updated hot water system, water softener and window roller shutters enhance the home's efficiency and security, ensuring peace of mind and reducing ongoing maintenance costs. 27 Genoa Street is more than just a house; it is a place where potential meets opportunity. Whether you are starting a new chapter of your life, expanding your family asset portfolio to invest, or simply seeking a change of scenery, this property promises to exceed your expectations. Its combination of space, functionality, and location in Mount Gambier makes it a rare find in today's competitive real estate market. Additional Information: Land Size: Approx 635m<sup>2</sup> Building Size: Approx 103m<sup>2</sup> Council Rates: Approx \$354 per quarter Emergency Services Levy: Approx \$93.00 per annum Water / Sewerage Rates: Approx \$154 per quarter Age of Building: Approx 1992 Rental Appraisal: Current \$320 - \$340 P/W | Minor updates \$340 - \$360 P/W