

3/29 Anthony Street, Mount Gambier, SA 5290

House For Sale

Sunday, 23 June 2024



3/29 Anthony Street, Mount Gambier, SA 5290

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 174 m2

Type: House



Ben Ransom
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Al Lamond
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\$349,000-\$379,000

Well-designed layout this double storey townhouse offers low maintenance secure easy-care living. Main living on ground floor, large lounge area with hard wearing floating laminate timber flooring the room is kept warm in winter and cool in Summer by the reverse cycle split system air conditioning. The adjacent kitchen/dining area offers modern sleek updated cabinetry with plenty of cupboards for storage and countertop space for meal prep all complemented with the convenience of a dishwasher. Located upstairs are two large, carpeted bedrooms. Master bedroom has a generous walk-in wardrobe plus a balcony. Second bedroom has a R/C A/C. Located upstairs is the main bathroom containing bath, shower and toilet. Downstairs is the laundry and a second toilet. Lock up single garage with remote roller door and internal access to the interior of the home, making for safe and secure entry/exiting. There is plenty to love about this townhouse, the biggest being its position is within a moments' walk to Woolworths supermarket, downtown hotels, shops, coffee, and restaurants. You will enjoy the convenience of leaving the car home and walking to all main amenities. Biggest bonus, this property is on a Torrens Title, with NO STRATA This property will suit a versatile array of buyers looking for a first home, downsizing, busy single professional looking for low maintenance and convenient location or investors looking to capitalise on the just mentioned demographic of possible tenants. Currently tenanted, with the lease ending soon, the property could be sold with vacant possession for settlement, or easily re-leased by another great tenant in this highly sort after position. Extra Information: Council Rates / \$1,398.94 p/a SA Water Supply Charge / \$74.20 p/qr SA Water Sewer Supply Charge / \$79.50 p/qr Emergency Services Levy / \$83.25 p/a Currently tenanted / \$375 p/w Independent Rental Appraisal / \$380-\$400 p/w Build Year / 1984 Land Size / 174m² Council / City of Mount Gambier Zoned / 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 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.