

5 Pearce Crescent, Mount Gambier, SA, 5290

House For Sale

Sunday, 8 September 2024



5 Pearce Crescent, Mount Gambier, SA, 5290

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



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ATTENTION INVESTORS!

This delightful neat and tidy 3 bedroom stone duplex offers a blend of cosy charm and functional space, perfectly suited for a variety of buyers. Conveniently located near Grant High School and the Swallow Drive Shopping Complex and on a large 700m² block, this home offers not just a comfortable living space but also close proximity to essential amenities.

Open entering, your greeted by a welcoming and cosy front lounge room with timber flooring and reverse cycle air conditioner installed just over 2 years ago, ensuring all year round comfort.

The heart of the home is the eat in kitchen featuring large 5 burner gas cooking and modernised painted cupboards providing ample storage space. The large back porch serves as a versatile dining space combined with the laundry and separate toilet and spills out into the semi enclosed pergola.

The home boasts a functional bathroom with a shower over the bath and vanity and is central to the 3 bedrooms, all which are of generous size.

Step outside to discover the semi-enclosed paved pergola with its charming timber bar. For those seeking even more entertaining space, a double iron shed with power and concrete flooring awaits, complete with a "Man Cave" outfitted with its own built in timber bar - a perfect retreat for either time out and socialising.

The property's meticulously maintained front and back yard adds to the appeal. A dedicated driveway with double iron gates leads to the backyard featuring large bird aviary / chook shed / storage shed, veggie beds and small rain water tank. Recent updates includes exterior painting and near new front fence and welcoming verandah.

The perfect opportunity to secure this extremely neat and tidy property to begin your investment journey or add to your current portfolio!

Extra Information:

Council Rates / \$1,132.80 p/a

SA Water Supply Charge / \$78.60 p/qtr

SA Water Sewer Supply Charge / \$86.95 p/qtr

Independent Rental Appraisal / \$340.00 - \$360.00 p/wk

Build Year / 1963

Land Size / 700 m²

Council / City of Mount Gambier

Zoning / General 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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