

# 6 Birdwood Avenue, Mount Gambier, SA 5290

## House For Sale

Friday, 5 July 2024

D'AUREA REAL ESTATE

6 Birdwood Avenue, Mount Gambier, SA 5290

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 724 m2**

**Type: House**



Amanda Bowd

**\$435,000 - \$445,000**

D'AuRea Real Estate is delighted to present 6 Birdwood Ave, Mount Gambier for sale. This thoughtfully designed home features two living areas: a kitchen/family space and a separate lounge/dining area. Three bedrooms, each with built-in robes, blending style with practicality. Enjoy year-round comfort with ducted gas heating and ceiling fans in all bedrooms, as well as the dining and lounge areas. The spacious bathroom includes a separate shower and bath, with an additional toilet conveniently located off the laundry. Day-night blinds throughout add a touch of elegance and versatility. Step outside to a covered entertaining deck, perfect for year-round BBQs and outdoor living. The detached double garage, complete with a concrete floor and power connection, offers parking and added functionality. Additional storage is provided by a garden shed and a smaller shed. Energy efficiency is enhanced with a rainwater tank and solar panels. The fully enclosed yard ensures privacy and security. Additional Property Information: • Year Built: 1997 • Land Size: Approx. 724m<sup>2</sup> • House Size: Approx. 120m<sup>2</sup> • Council Rates: Approx. \$347.34 per quarter • Water Rates: Approx. \$74.20 • Sewer Rates: Approx. \$79.50 • Currently leased at \$460.00 per week until 02 May 2025 Conveniently situated near amenities, this property presents a compelling investment. For more details, to book a private inspection, or for any inquiries, please contact Amanda Bowd at D'AuRea Real Estate on 0473 053 001. RLA 334055 Disclaimer: While we believe the information provided is accurate and have sourced it carefully, we cannot guarantee its accuracy and 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 are advised to conduct their own investigations and seek their own legal counsel. Please read the Consumer and Business Services Form R7 [http://www.cbs.sa.gov.au/assets/files/form\\_r7\\_warning\\_notice.pdf](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.