

6 Tallara Avenue, Mount Gambier, SA, 5290

House For Sale

Wednesday, 14 August 2024



6 Tallara Avenue, Mount Gambier, SA, 5290

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Al Lamond
0418849266



Ben Ransom
0400870362

INSPECT TO APPRECIATE THE POTENTIAL OF THIS HOME

Located in a quiet residential street in the popular Lakes area. Light and bright north facing lounge room with interconnecting entrance porch sun-room, with the choice of reverse cycle split system air conditioning or gas space heater. Eat-in kitchen with updated cabinetry and electric cooking facilities. Three carpeted bedrooms - main with built in robes and ceiling fan.

Undercover rear entertaining area sit inside a full enclosed rear yard. 3000 litres of rainwater for garden use + vegie patch and well-established lemon tree. Both front and rear gardens are low maintenance easy care. The shedding at this property is extraordinary, a large recreational rumpus room, approx. 9 meter stone single car garage and an additional 9 meter workshop + other smaller garden shedding the extras with this property are fantastic. Air-Conditioner, gas hot water service and water softener are all within a couple of years old.

Close proximity to Grantville Court shopping centre a short distance away. Ideal for the first home buyer, investor or those looking to downsize. With the flexibility of this home catering for a variety of buyers, we don't anticipate it will last long. Inspection is a must to appreciate the value and potential.

Extra Information:

Council Rates / \$1,350.00 p/a - approx.

SA Water Supply Charge / \$74.20 p/qtr

SA Water Sewer Supply Charge / \$79.50 p/qtr

Emergency Services Levy / \$76.25 p/a

Independent Rental Appraisal / \$380-\$400 p/w

Build Year / 1950

Land Size / 769 m²

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

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.