

71 Sturt Street, Mount Gambier, SA 5290



House For Sale

Tuesday, 25 June 2024

71 Sturt Street, Mount Gambier, SA 5290

Bedrooms: 1

Bathrooms: 1

Parkings: 2

Type: House



Sarah Barney
0887264400

\$249,000 - \$269,000

Elders Mount Gambier is pleased to present 71 Sturt Street, Mount Gambier, for sale. This solid-built one-bedroom home offers fantastic access to central Mount Gambier, close to Coles, Woolworths, The Mount Gambier Library, and Mount Gambier Central. The Railway Lands Walking Track is close, leading into town-fantastic for daily exercise or a route to work. The property is an ideal investment opportunity with excellent rental potential. It would also make a perfect home for a professional or couple. The house is accessed from a side entry portico. It has a generous, low-maintenance lawn with parking and a gated entry to a rear garden with a secure garage and carport/ pergola. A modern front door opens into a spacious, carpeted living room with a sizeable side-facing window fitted with Venetian blinds. It is comforted with gas heating and a ceiling fan and accesses the front-facing bedroom and the kitchen and dining area to the rear. The bedroom is carpeted with a large window offering natural light and plenty of space for a double bed and a wardrobe. The kitchen and dining area feature floorboards, pendant lighting over the dining space, and downlights in the kitchen. Solid cabinetry and worktops provide ample storage and cooking space and a tiled splashback. A single sink sits to the right of a large window, while a free-standing, modern, stainless-steel electric oven and a gas cooktop sit to the left. The window has security locks and blinds for comfort in the morning and evenings. A rear door accesses the bathroom, which has an external entry to the backyard. The bathroom provides a bright space with white tiles, a glass-frame shower, a solid vanity with storage, a plumbed washing machine space, and a private toilet. The rear garden accommodates a spacious covered patio/ pergola with a secure garage. A low-maintenance lawn surrounds the entertaining area, with space for a firepit, vegetable patches and other personal touches. There is space for a dog with secure fencing, hedging and trees. This is a fantastic investment opportunity with rental appraisal information available upon request. Contact Sarah Barney at Elders Real Estate, Mount Gambier, to learn more and to book a viewing of this convenient, low-maintenance apartment. Extra Information: Council Rates / 1128 per year approx Independent Rental Appraisal / 300 - 310 per week Land Size / approx. 552 Build Year / 1950 Council / City of Mount Gambier