

**1/11 Sinclair Street, Mount Gambier, SA, 5290**



**Unit For Sale**

Saturday, 10 August 2024

1/11 Sinclair Street, Mount Gambier, SA, 5290

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Alistair Coonan

0422156363

## Immaculate Townhouse Close to CBD

Sitting in an elevated position with south facing views towards the Centenary Tower, 1/11 Sinclair Street in Mount Gambier offers an immaculately presented and spacious townhouse that conveniently resides between the CBD and Marketplace. This 3 bedroom brick and tile townhouse has been lovingly cared for and offers much more than what you might expect from a "unit".

Entering the top level from the street, you're greeted by a light, open plan and neutral living, dining and kitchen space. The kitchen includes updated wall oven, stainless steel dishwasher and electric cooktop, with timber cabinetry that includes a moveable centre island doubling as a breakfast bar. Adjoining this space, the carpeted lounge and dining area offers plenty of room to relax, with large windows flooding the space with natural light, whilst still offering privacy thanks to the quality double blinds. A reverse cycle air conditioner keeps the space comfortable all year round.

There are 3 well sized and carpeted bedrooms, with the master including built in wardrobes and taking in a north facing aspect, plus all of them have updated double blinds too. Central to the bedrooms, a convenient 3-way bathroom provides a walk-in shower and bathtub, with a separate toilet and vanity space that includes ample storage with a built in linen press plus additional storage in the passage.

On the lower level, a single garage UMR allows internal access to the home plus a laundry space, with external access to a private, low maintenance and paved courtyard complete with raised planter boxers for those with a green thumb. The property is securely fenced from front to back, and also includes a 2nd dedicated carpark off the road in the communal driveway.

Services to the property include electric hot water service, water softener, reverse cycle heating and cooling, town water and sewer supply.

A great location a short distance from the CBD or Marketplace for all your retail needs, with public transport, health services and childcare facilities nearby too - this could be a great option for those just getting started in their property journey or even those considering a downsize with location in mind. Contact Alistair to arrange your viewing of this lovely property - you won't be disappointed.

RLA - 291953

Additional Property Information:

Approx Property Age: 1995

Land Size: 237sqm

Council Rates: \$311 per quarter

Water Rates: \$154 per quarter

Rental Appraisal: A rental appraisal has been conducted of approximately \$380 - \$400 per week