

2/4 Hartley St, Mount Gambier, SA, 5290



Unit For Sale

Saturday, 10 August 2024

2/4 Hartley St, Mount Gambier, SA, 5290

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Al Lamond
0418849266



Ben Ransom
0400870362

PRIVATE AND SECURE

Attention first home buyers, investors and retirees - this beautifully presented unit could be just the property for you!

Situated in a quiet cul-de-sac in a well maintained complex, this solid constructed unit offers two carpeted bedrooms, light and bright open plan living area incorporating a renovated kitchen with electric cooking, meals and lounge areas, r/c split system air conditioning, along with a modern and neutral bathroom with shower, toilet, vanity and laundry facilities.

Outside the convenient under cover carport features secure, remote entry roller door, extra off street parking and fully fenced yard with paved courtyard and private lawn area providing an outdoor space to enjoy a morning coffee or barbecue outside.

Property can be purchased fully furnished making life easy to just bring your personal items, to move in and live, or set up as airbnb.

Extra Information:

Council Rates / \$1160.00 p/a approx.

Water Supply / \$78.60 p/qtr

Sewage / \$86.40 p/qtr

ESL / \$72.05 p/a

Body Corporate / \$309.65 p/qtr

Independent Rental Appraisal / \$285 - \$295 p/w

Land Size / 242m²

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.