

**5/89 Crouch Street South, Mount Gambier, SA 5290**



## **Unit For Sale**

Thursday, 11 July 2024

5/89 Crouch Street South, Mount Gambier, SA 5290

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 222 m2**

**Type: Unit**



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## \$389,000-\$419,000

In a prime lakeside location just a short stroll from the stunning Blue Lake, this spacious unit offers a tranquil retreat in a quiet complex of eight. Positioned at the rear, this unit promises peace and privacy, ideal for those seeking a serene yet connected lifestyle. Upon entering, you'll be greeted by the open-plan living area featuring stylish day-night blinds and a gas wall furnace complemented by a reverse cycle split system in the dining area, providing year-round climate control. The kitchen overlooks the dining area and boasts elegant timber cabinetry, a convenient dishwasher, an electric cooktop, and a wall oven. Adjacent to the kitchen is the laundry, thoughtfully designed with a sliding door for privacy and practicality, complete with a trough for added convenience. This unit offers two well-appointed bedrooms, both with built-in robes. The master bedroom is a sanctuary of comfort with a reverse cycle split system, a ceiling fan, and an exterior roller shutter for further privacy. The recently renovated bathroom, completed just two years ago, is a standout feature of this property. It showcases floor-to-ceiling tiles, a heated towel rail, a sleek vanity, and a walk-in shower plus a separate toilet. Completing the property is a single carport, providing secure parking and easy access as well as easy-care surrounding garden. The low-maintenance lifestyle offered by this unit makes it an attractive option for investors, first-time home buyers, or those looking to downsize without compromising on space or comfort. Embrace the opportunity to own a spacious unit in this lakeside location. With its perfect blend of expansive living, modern amenities, and a serene environment, this unit is a lifestyle choice. Don't miss out on making it yours!

**Extra Information:** Council Rates / \$1,389.37 p/a SA Water Supply Charge / \$78.60 p/qtr SA Water Sewer Supply Charge / \$86.95 p/qtr Independent Rental Appraisal / \$420.00 - \$430.00 p/wk Strata Fee / \$393.00 p/qtr Build Year / 1986 Land Size / Approx. 222 m<sup>2</sup> 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](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.