



18 Ramsay Avenue, MOUNT GAMBIER, SA 5290

Family Comfort in a Fantastic Location

Highest and Best Offers By 10am 9th October 2025 Price Range \$469,000 - \$499,000

Macey Humphries from Elders Real Estate proudly presents 18 Ramsay Avenue, Mount Gambier. A well-built, spacious home in a fantastic location. Whether you're searching for your next investment or the perfect family home, this property hits the mark.

- Ideally located just a few doors from Akuna Kindergarten and a local park, with the Conroe Heights Supermarket nearby and the town centre and schooling only a short drive away.

- Step inside to the foyer, where the generous main loungeroom sits to the left. Carpeted for comfort, this inviting space flows through to the dining and kitchen, complete with floating floors and year-round climate control via reverse cycle air conditioning.

- The neat kitchen features an electric oven and cooktop, double sink, walk-in pantry, and plenty of bench and cupboard space, all overlooking the rear yard.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P176552

SALE DETAILS

**Highest and Best Offers
By 10am 9th October
2025**

CONTACT DETAILS

RLA62833

9 Bay Road
MOUNT GAMBIER, SA

08 8726 4400

RLA: 62833

Macey Humphries

0422 526 740

- The master bedroom offers a walk-in robe and ensuite with shower, toilet, and vanity, while the additional two bedrooms include built-in robes. A second living area with outdoor access provides flexibility as a fourth bedroom, playroom, or home office.

- The main bathroom boasts a separate shower and bath, vanity with storage, and a large mirror, with a separate toilet for added convenience.

- Outside, the low-maintenance rear yard features a garden shed, clothesline, and even a lemon tree. Vehicle storage is well catered for with a single garage (electric roller door and internal access) on one side, plus an extensive carport on the other, accommodating up to three cars. Most windows are fitted with exterior security blinds for peace of mind.

With its family-friendly location, versatile floorplan, and solid features, 18 Ramsay Avenue is ready to welcome its new owners. Contact Macey at Elders Real Estate today to arrange your inspection. RLA 62833

Certain images may contain AI-generated furniture for illustrative purposes only. Such furniture is not included in the sale and is provided solely for visual representation

Additional property features:

Land size: Approximately 692m².

Property Built: Approximately 1984.

Council Rates: Approximately \$422 per quarter.

Council Zoning: City of Mount Gambier.

Current Rental Appraisal: The property is currently on a periodic tenancy at \$450 per week. An updated rental appraisal has been completed of \$460 - \$480 per week.

- Land Area 692.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage
- 3 car carport





