







22/2a Coolabah Street, MOUNT GAMBIER, SA 5290

Stylish, Low-maintenance & Easy to Love!

Macey Humphries from Elders Real Estate is pleased to present 22/2a Coolabah Street, Mount Gambier, to the sales market. An attractive unit that blends contemporary comfort with low-maintenance living.

- Step inside to discover a light-filled loungeroom with carpet, flowing seamlessly into the tiled dining and kitchen area. The home is kept comfortable year-round with a reverse cycle air conditioner.
- The kitchen is modern and functional, complete with a stainless-steel electric oven and cooktop, rangehood, dishwasher, double sink, and ample bench and cupboard space Perfect for everyday living.
- Both bedrooms are generously sized, carpeted, and include built-in robes. While the bathroom is neat and functional with a separate shower and bath, a modern vanity with storage, and a separate toilet for added convenience.
- A single garage with an electric roller door provides secure parking and convenient internal access via the laundry.

TYPE: For Sale

INTERNET ID: 300P177609

SALE DETAILS

\$375,000 - \$395,000

CONTACT DETAILS

RLA62833

9 Bay Road MOUNT GAMBIER, SA 08 8726 4400 RLA: 62833

Macey Humphries 0422 526 740



- Sliding glass doors lead to a covered pergola, offering a private space to relax or entertain. The backyard is easy to maintain, featuring a clothesline and low-maintenance lawns with the added benefit of the front lawns being maintained for you.

This sweet property is a fantastic opportunity for investors, downsizers, or first-home buyers ready to enter the market with confidence. Contact Macey Humphries at Elders Real Estate today to find out more and schedule your inspection. RLA 62833

Additional property features:

Land size: Approximately 308m2

Property Built: Approximately 2012.

Council Rates: Approximately \$415 per quarter.

Community Corp - Admin + Sinking Fund Contributions:

Approximately \$265 per quarter.

Council Zoning: City of Mount Gambier.

Current Rental Appraisal: The property is currently leased until 05.09.2025 at \$330 per week and will be periodic after this date. An up-to-date market appraisal has been completed of \$350 - \$370 per week.

Other features: Close to Schools, Close to Shops, Close to Transport, Roller Door Access

Land Area 308.00 square metres

Bedrooms: 2Bathrooms: 1Single garage



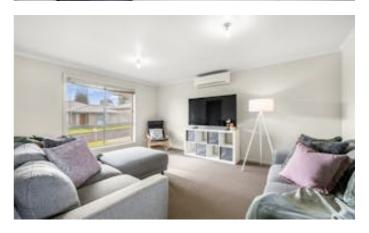


































22/2A COOLABAH STREET, MOUNT GAMBIER



This drawing is for illustration purpose only. All measurements are approximate only information intended to be relied upon should independently verified.

