



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.

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: 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: 2
- Bathrooms: 1
- Single 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.

