



4 Case Street, MOUNT GAMBIER, SA 5290

Keys, please!

Macey Humphries from Elders Real Estate proudly presents 4 Case Street, Mount Gambier. A solid and stylishly updated home in a superb central location. Whether you're looking for a comfortable first home or a smart investment, this property is sure to impress.

- Boasting a charming front facade full of character and positioned on a generous allotment, you're just a short walk from the town centre, schools, cafes, and restaurants.

- Enter via the welcoming front porch into the first loungeroom, where polished timber flooring flows throughout the home. This light-filled space features a front-facing window, a decorative fireplace, and gas ducted heating that services the entire house.

- All three bedrooms are well-appointed and include mirrored built-in robes, providing ample storage.

- The renovated kitchen is both modern and stylish, complete with a stainless-steel oven and gas cooktop, dishwasher, sink, and generous bench and cupboard space to meet all your cooking needs.

TYPE: For Sale

INTERNET ID: 300P180024

SALE DETAILS

\$439,000 - \$469,000

CONTACT DETAILS

RLA62833

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

Macey Humphries
0422 526 740

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.

- The renovated bathroom includes a walk-in shower with detachable showerhead, a modern vanity with storage, a large mirror, and a luxurious heated towel rail. A separate toilet is located at the rear of the home for privacy and convenience.

- The laundry is spacious and provides excellent storage and functionality.

- At the rear of the home, you'll find a spacious second loungeroom. Large windows frame the rear yard and city views, while a near-new wood fire keeps the space cosy throughout the cooler months.

- Outside, the secure rear yard is ideal for entertaining and everyday living. The undercover pergola is perfect for BBQs and gatherings, while the larger-than-average single car shed features concrete flooring, full power, an electric roller door, and a personal access door. You'll also benefit from the cost saving solar panels at the property.

With a central location, stylish upgrades throughout, and loads of character, 4 Case Street offers comfort, convenience, and a fantastic lifestyle opportunity. Contact Macey Humphries at Elders Real Estate to arrange your inspection today. RLA 62833

Additional property features:

Land size: Approximately 1,045m²

Property Built: Approximately 1930.

Council Rates: Approximately \$449 per quarter.

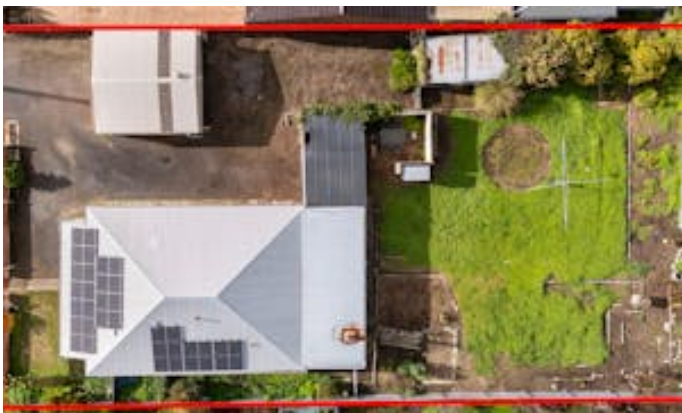
Council Zoning: City of Mount Gambier.

Current Rental Appraisal: An up-to-date market appraisal has been completed of \$450 - \$470 per week.

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 950.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Floorboards









4 CASE STREET, MOUNT GAMBIER

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

