

2 Sim Street, MOUNT GAMBIER, SA 5290

A family package made for entertaining!

OFFERS CLOSING MONDAY 28TH JULY AT 2PM

Macey Humphries from Elders Real Estate is proud to present to the sales market 2 Sim Street, Mount Gambier. An ideal home for entertaining and family living.

- Nestled in a quiet street, this beautifully presented home is perfectly positioned directly next to a spacious reserve - ideal for the kids to play. It's conveniently located close to schools, childcare, sporting facilities, the Mount Gambier CBD, and the Mount Gambier and Districts Hospital, making it a superb choice for young families.

- Step inside to a bright, inviting lounge filled with natural light and enhanced by stylish wood-look flooring that flows throughout most of the home. Year-round comfort is assured with both a reverse cycle air conditioner and a cozy slow-combustion wood fire. Security roller shutters on all external windows add peace of mind, climate control, and privacy.

- Through to the kitchen and dining room, you'll find a well-equipped kitchen with a freestanding oven and gas cooktop, generous bench space, ample cabinetry, and a

TYPE: For Sale

INTERNET ID: 300P182480

SALE DETAILS

\$489,000 - \$509,000

CONTACT DETAILS

RLA62833

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

Macey Humphries
0422 526 740

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sink that overlooks the backyard. Sliding glass doors lead you out to a fabulous rear deck for seamless indoor-outdoor living.

- The home offers three neutral and spacious bedrooms. All are carpeted and feature built-in robes for added convenience.

- A stylishly renovated bathroom includes a separate shower and bath, a modern vanity unit with storage, and a separate toilet for practicality.

- Outside, is where the fun begins! Step outside onto the decked pergola spanning the width of the home. The large undercover carport accommodates two vehicles and leads to a double shed with roller door access. One side of the shed is transformed into a fantastic mancave, complete with a wood fire and ceiling fan, while the other side offers ample space for car storage and tools.

This property truly ticks all the boxes and is move in ready, so don't miss the chance to make it yours. Contact Macey Humphries at Elders Real Estate today to find out more and schedule your inspection. RLA 62833

Additional property features:

Land size: Approximately 633m²

Property Built: Approximately 1981.

Council Rates: Approximately \$397 per quarter.

Council Zoning: City of Mount Gambier.

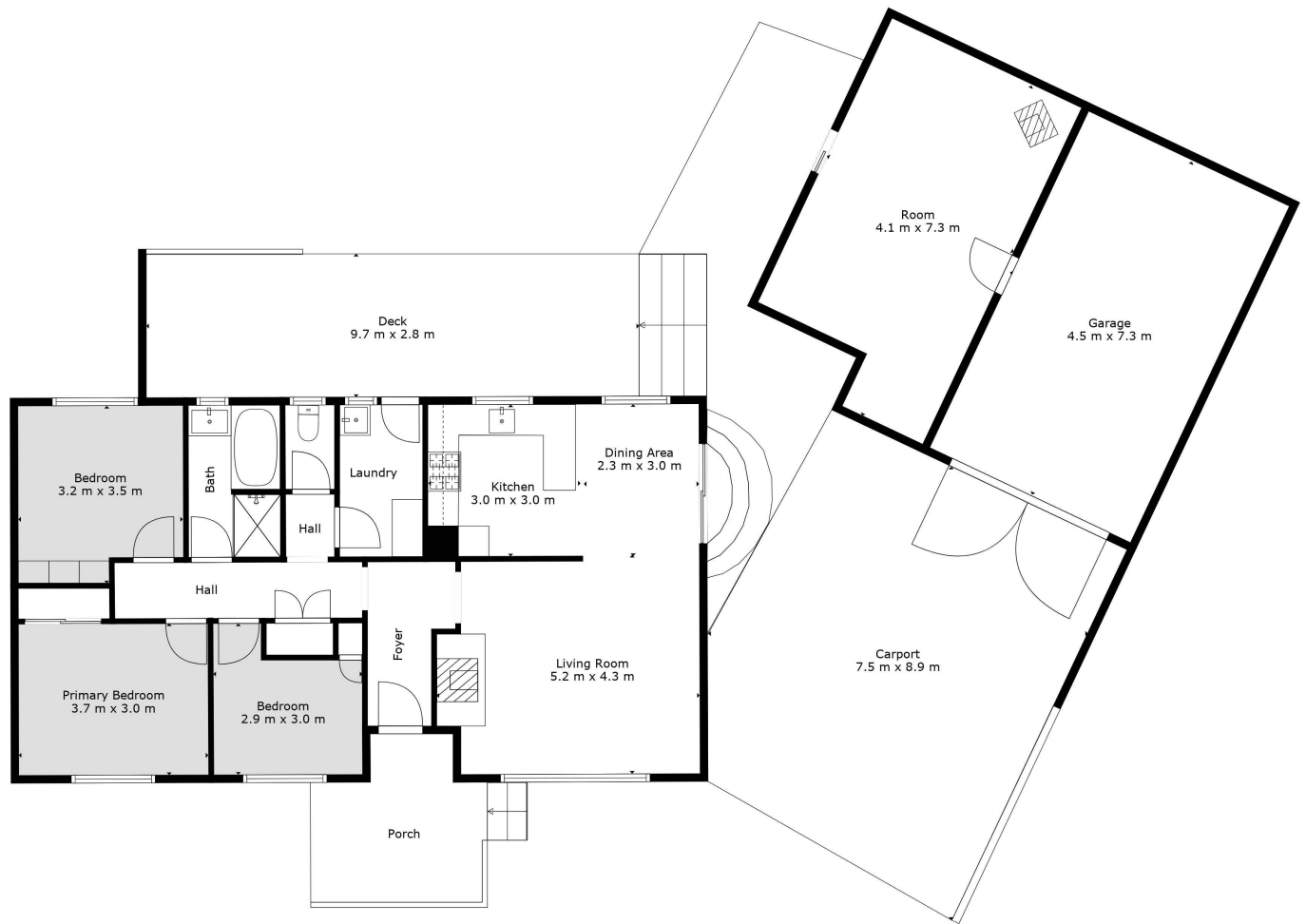
Current Rental Appraisal: An up-to-date market appraisal has been completed of \$460 - \$470 per week.

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

- Land Area 633.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Double carport
- Floorboards







Jake Muller Photography

Sizes And Dimentions Are Approximate, Actual May Vary