



## 79 Crouch Street South, MOUNT GAMBIER, SA 5290

### Cottage charm in lakes precinct

Macey Humphries from Elders Real Estate is pleased to present 79 Crouch Street South, Mount Gambier, to the sales market. This delightful property radiates cottage charm, brimming with potential and is ideally located just a short walk from the iconic Blue Lake.

- Step inside via the front porch into a welcoming living area, complete with carpet and the warmth of a wood fire, all overlooking the established front garden. Ducted gas heating flows throughout the home for added convenience on those chilly days.

- The kitchen is solid and functional, equipped with an electric oven, grill, gas cooktop, and ample bench and cupboard space. A large window over the sink invites in natural light and offers a pleasant outlook to the side yard.

- To the left of the home are three spacious, carpeted bedrooms, with the master bedroom offering generous mirrored built-in robes.

- The bathroom is well-appointed, featuring a shower, bath, a modern vanity unit with storage, and a separate toilet sits at the rear of the property for privacy and practicality.

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:** 300P182971

#### SALE DETAILS

**\$419,000 - \$449,000**

#### CONTACT DETAILS

**RLA62833**

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

**Macey Humphries**  
0422 526 740

- At the rear of the home, a light-filled sunroom / mudroom offers additional storage and overlooks the private backyard. This flows into the generous laundry and a separate toilet.

- Outdoors, the secure rear yard is outlined by mature trees, offering privacy and a tranquil atmosphere. A double garage with sliding doors provides ample parking space, while a woodshed / workshop is tucked behind. The undercover pergola area is ideal for entertaining friends and family year-round.

Bring your vision to life and unlock this property's full potential. A fantastic opportunity in a sought-after location, this is simply not to be missed. Contact Macey Humphries at Elders Real Estate today to find out more and schedule your inspection. RLA 62833

Additional property features:

Land size: Approximately 981m<sup>2</sup>

Property Built: Approximately 1955.

Council Rates: Approximately \$436 per quarter.

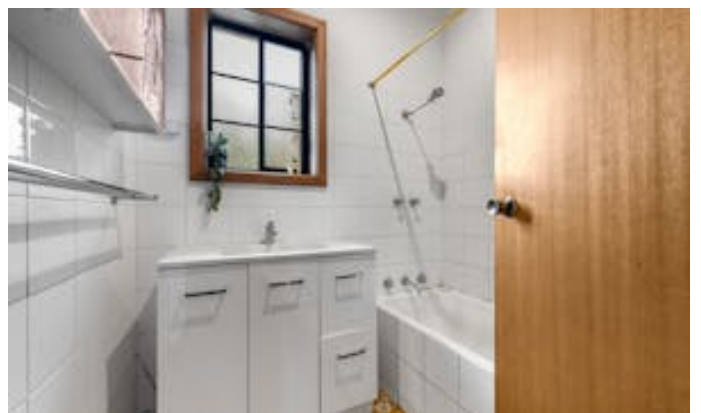
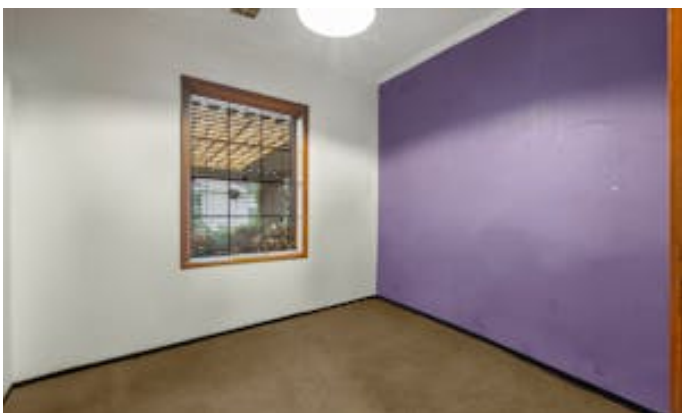
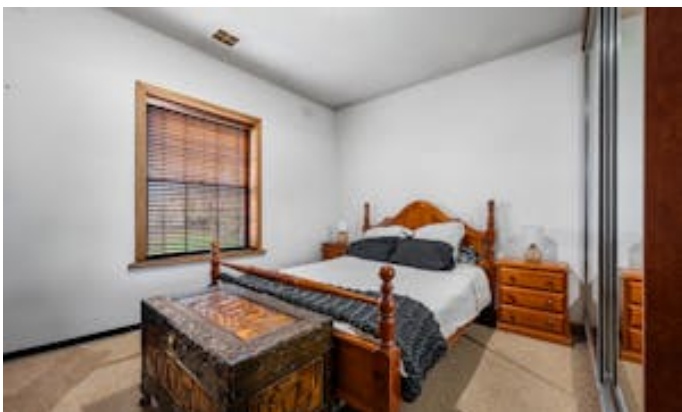
Council Zoning: City of Mount Gambier.

Current Rental Appraisal: The property is currently leased until 27.03.2026 at \$340 per week. An up-to-date market appraisal has been completed of \$400 - \$420 per week.

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

- Land Area 981.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2









## 79 CROUCH STREET SOUTH, MOUNT GAMBIER

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

