



13 Underwood Avenue, MOUNT GAMBIER, SA 5290

The perfect package!

Macey Humphries from Elders Real Estate is proud to present to the sales market 13 Underwood Avenue, Mount Gambier. This charming property is a lovingly kept gem nestled in a family-friendly neighbourhood.

- Step inside via the front porch into a cosy, light-filled loungeroom, enhanced by wooden flooring that flows throughout the home. Comfort is assured with a gas heater and a ceiling fan, creating an inviting space for families.
- The updated kitchen is sure to impress. Equipped with an electric freestanding oven and cooktop, a sink, and ample bench and cupboard space for all your cooking requirements. This area flows effortlessly into the dining room, which overlooks the beautifully maintained front garden - the perfect place to enjoy your morning coffee.
- At the rear of the home, you'll find three generously sized bedrooms, all carpeted for comfort and each featuring ceiling fans. The main bedroom also includes built-in robes.
- The bathroom offers a separate shower and bath, along with a modern vanity with storage. The toilet sits separate for convenience.

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: 300P183099

SALE DETAILS

\$459,000 - \$479,000

CONTACT DETAILS

RLA62833

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

Macey Humphries
0422 526 740

- Outside, the undercover decked pergola serves as a tranquil retreat, ideal for relaxing or entertaining in privacy. An undercover carport with a remote roller door offers drive-through access to the rear yard, making vehicle and garden access effortless. The property is further enhanced by established and neat gardens, a fully enclosed rear yard and two garden sheds.

This delightful property is ideal for first-home buyers or investors looking to expand their portfolio. A fantastic opportunity not to be missed. Reach out to Macey Humphries at Elders Real Estate today to find out more and schedule your inspection. RLA 62833

Additional property features:

Land size: Approximately 610m²

Property Built: Approximately 1969.

Council Rates: Approximately \$408 per quarter.

Council Zoning: City of Mount Gambier.

Current Rental Appraisal: The property is currently leased until 14.01.2026 at \$320 per week. An up-to-date market appraisal has been completed of \$410 - \$430 per week.

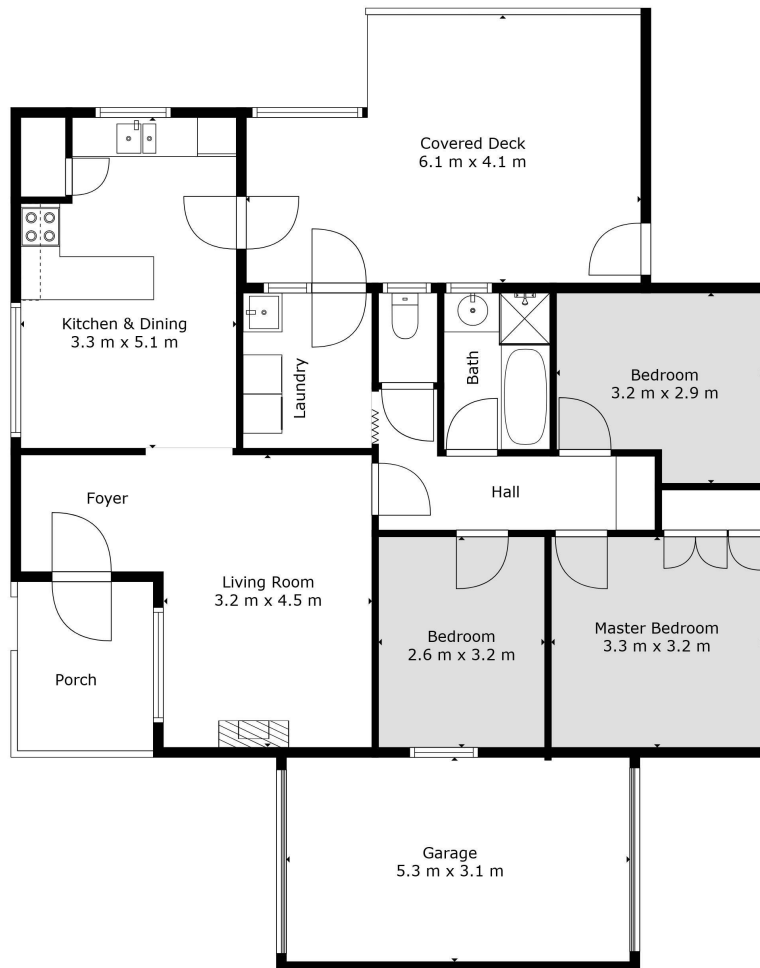
Other features: Close to Schools, Close to Shops, Close to Transport, Roller Door Access

- Land Area 613.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Floorboards









TOTAL: 83 m²

FLOOR 1: 83 m²

EXCLUDED AREAS: GARAGE: 17 m², PORCH: 5 m², COVERED DECK: 22 m²
WALLS: 8 m²

Sizes And Dimentions Are Approximate, Actual May Vary



Jake Muller Photography