



9 Monash Crescent, MOUNT GAMBIER, SA 5290

Solid, Spacious & Well-Loved

Macey Humphries from Elders Real Estate is proud to present 9 Monash Crescent, Mount Gambier. Cherished by one family since its construction, this solid home is now ready to begin its next chapter and welcome new memories. With its grand street appeal, this home stands out in the neighbourhood, combining eye-catching charm with practical, comfortable living spaces.

- From the staircase leading to the balcony with city views, you're welcomed into the front door and lounge room. Positioned at the heart of the home, the lounge boasts a large window that floods the space with natural light and features a built-in bar. A wall heater ensures comfort, creating an inviting place for family living. This area flows seamlessly into the adjoining kitchen and dining.

- The open-plan kitchen and dining area are spacious and well-appointed, complete with a near-new reverse cycle air conditioner. The kitchen offers a freestanding electric oven and cooktop, double sink, and excellent bench and cupboard space to meet all your cooking needs.

- Three spacious, carpeted bedrooms are complemented by a fourth with built-in robes, ideal as either a study or additional bedroom.

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: 300P183268

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

- The original bathroom provides a separate shower and bath, complemented by a vanity unit with storage, while the toilet sits separate for convenience.

- Outdoors, the elevated rear yard offers privacy and plenty of space to relax and entertain. A side driveway provides convenient access for vehicles and garden maintenance. The property also features a large and fully powered undercover garage with roller door access for two cars and extra storage, complete with an internal staircase connecting directly to the home for added practicality.

This well-loved property presents an ideal opportunity for first-home buyers or savvy investors looking to expand their portfolio. Don't miss your chance to secure this fantastic home. Contact Macey Humphries at Elders Real Estate today to arrange your inspection. RLA 62833

Certain images may contain AI-generated furniture for illustrative purposes only. Such furniture is not included in the sale and is provided solely for visual representation

Additional property features:

Land size: Approximately 715m²

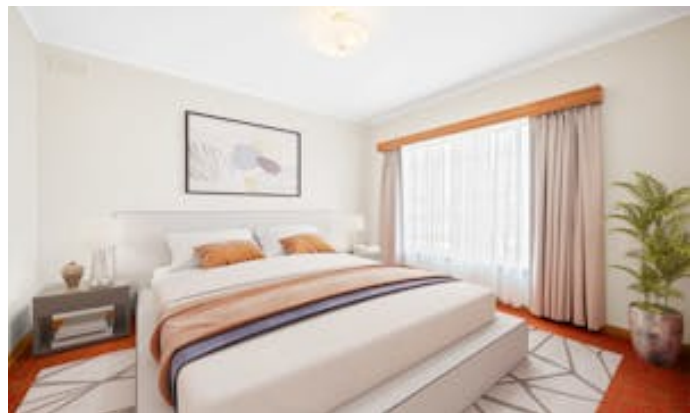
Property Built: Approximately 1974.

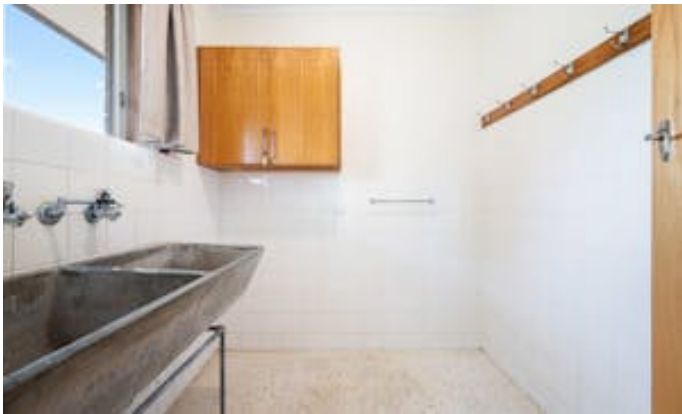
Council Rates: Approximately \$413 per quarter.

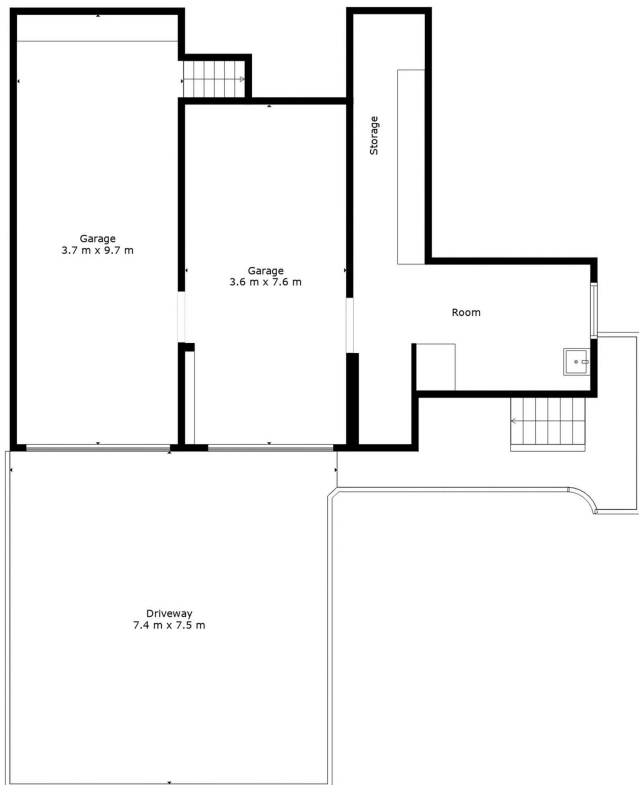
Council Zoning: City of Mount Gambier.

Current Rental Appraisal: An up-to-date market appraisal has been completed of \$460 - \$480 per week.

- Land Area 715.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Double garage







Floor 1



Floor 2



Jake Muller Photography

Sizes And Dimentions Are Approximate, Actual May Vary