



## 5 Mulga Street, MOUNT GAMBIER, SA 5290

### Charming Home with Impressive Shedding!

Macey Humphries from Elders Real Estate proudly presents 5 Mulga Street, Mount Gambier. Whether you're looking for a comfortable first home or a smart investment, this property is sure to impress.

- A quaint home perfectly positioned in a family-friendly neighbourhood. Enjoy the convenience of being within walking distance to Mulga Street Primary School, Collins Court Shopping Complex, and the Western Tavern, with the Mount Gambier CBD, additional schooling, and childcare just a short drive away.

- Boasting a charming front facade and set on a generous allotment, the home welcomes you from the front porch into a spacious loungeroom. This light-filled area features front-facing windows, a cosy wood fire, reverse cycle air conditioner, and a ceiling fan.

- The country-style kitchen is equipped with a freestanding gas oven and cooktop, a sink with water filter, plus ample bench and cupboard space to meet all your cooking needs.

**TYPE:** For Sale

**INTERNET ID:** 300P183403

#### SALE DETAILS

**\$389,000 - \$409,000**

#### CONTACT DETAILS

**RLA62833**

9 Bay Road  
MOUNT GAMBIER, SA

08 8726 4400

RLA: 62833

**Macey Humphries**

0422 526 740

- All three bedrooms are carpeted and well-appointed. The master offers a private ensuite with shower, vanity, and toilet, while the rear bedroom includes a large built-in robe for storage.

- The family bathroom provides a separate shower and bath, a vanity with storage, and a large mirror. A separate toilet is located at the rear of the home for added privacy and convenience.

- At the back of the home, a second loungeroom offers direct access to the laundry and the rear yard.

- Outdoors, the secure backyard is perfect for everyday living, with plenty of lawn space and fruit trees to enjoy. From the undercover pergola, you can relax while watching the kids play. At the rear, a large shed with sliding doors and concrete flooring is complemented by an additional shed/patio, while the front driveway provides access to a large, powered carport with two electric roller doors.

With a fantastic location, plenty of character, and impressive shedding, 5 Mulga Street offers comfort, convenience, and opportunity. Contact Macey Humphries at Elders Real Estate to arrange your inspection today. RLA 62833

Additional property features:

Land size: Approximately 758m<sup>2</sup>

Property Built: Approximately 1920.

Council Zoning: City of Mount Gambier.

Council Rates: \$403 per quarter.

Current Rental Appraisal: The property is currently in a fixed term tenancy until 07/04/2026 at \$370 per week. An up-to-date market appraisal has been completed of \$370 - \$390 per week.

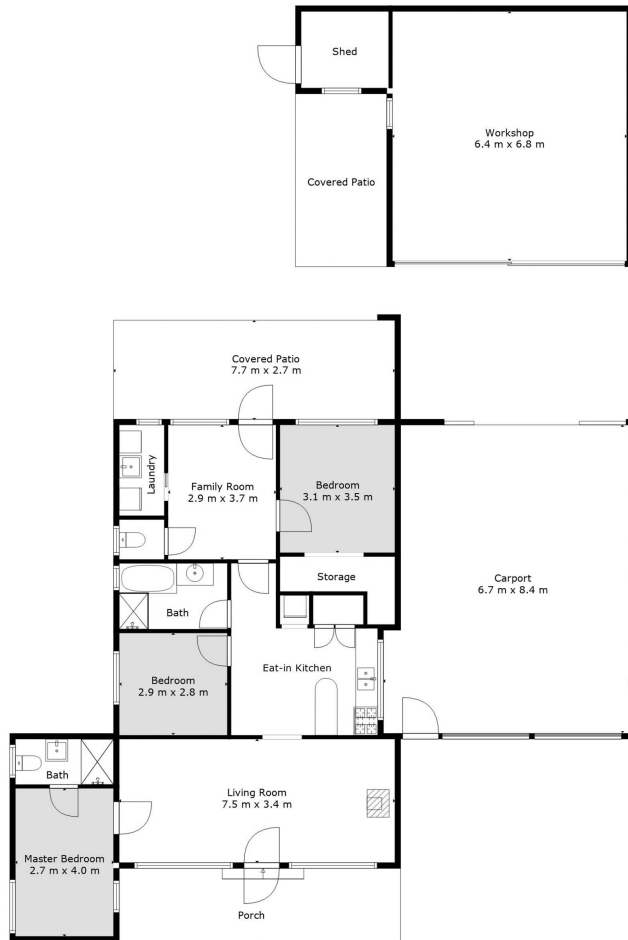
- Land Area 758.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 4











**TOTAL: 99 m2**

FLOOR 1: 99 m2

EXCLUDED AREAS: CARPORT: 54 m2, PORCH: 15 m2, COVERED PATIO: 33 m2,  
STORAGE: 4 m2, SHED: 5 m2, WORKSHOP: 43 m2

Sizes And Dimentions Are Approximate, Actual May Vary



Jake Muller Photography