

## 95 Pick Avenue, MOUNT GAMBIER, SA 5290

### Solid and Affordable – A Well Loved Family Home

Macey Humphries from Elders Real Estate proudly presents 95 Pick Avenue, Mount Gambier. A well-loved family home offering comfort, space and great value in an affordable location. An ideal opportunity for first-home buyers, downsizers or investors looking for great value in a convenient location.

- Ideally positioned on a generous allotment, just moments from the town centre, schools, childcare and local cafes / restaurants.
- Enter via a glass sliding door into a welcoming entryway, flowing into a light-filled lounge and dining area that overlooks the front garden. The space is kept comfortable with a reverse cycle air conditioner and a ceiling fan. The original gas heater has been decommissioned.
- The renovated kitchen is both practical and aesthetically pleasing. It features an oven, gas cooktop, sink, and plenty of bench and storage space for all your cooking requirements.
- Three carpeted and well-sized bedrooms offer flexibility, with one featuring a built-in

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:** 300P184114

#### **SALE DETAILS**

**\$409,000 - \$439,000**

#### **CONTACT DETAILS**

**RLA62833**

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

**Macey Humphries**  
0422 526 740

robe.

- The bathroom has been modernised and features a walk-in shower, large vanity with storage, mirrored medicine cabinet and a separate toilet for added privacy.

- Outside, the enclosed rear yard is neat as a pin â## complete with a clothesline, greenhouse or chook pen, and a thriving lemon tree! A solid stone garage sits under the main roof with remote roller door access, plus there's an additional powered shed and workshop at the rear.

Well-maintained and ready to move in, this home also offers the opportunity for a few simple touch-ups or cosmetic updates to truly make it your own. Whether you're a first-time buyer or seasoned investor, this property is a smart choice. Don't miss out, contact Macey Humphries at Elders Real Estate. RLA 62833

Additional property features:

Land size: Approximately 779m2.

Property Built: Approximately 1963.

Council Rates: Approximately \$352 per quarter.

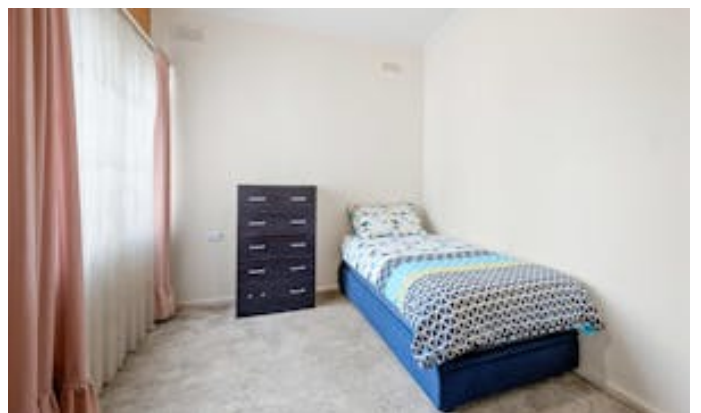
Council Zoning: City of Mount Gambier.

Current Rental Appraisal: An up-to-date market appraisal has been completed of \$390 - \$410 per week.

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

- Land Area 779.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage









Jake Muller Photography

Sizes And Dimentionts Are Approximate, Actual May Vary