



2/1A Lemana Court, MOUNT GAMBIER, SA 5290

Immaculately Maintained Unit in a Quiet, Convenient Location

Perfectly positioned in a peaceful pocket of Mount Gambier, this beautifully maintained two-bedroom unit offers comfortable living, low-maintenance outdoor space and exceptional convenience. Whether you are a first home buyer, downsizer or investor, this well-cared-for property presents a fantastic opportunity in a sought-after location.

Inside, the home features a spacious lounge room that flows effortlessly through to a light-filled dining area and functional kitchen. The kitchen provides excellent bench space and generous cabinetry, making it both practical and comfortable for everyday living.

Both bedrooms are well proportioned and include built-in wardrobes, while the central bathroom is complete with both a bath and separate shower. A sizeable laundry offers additional storage and direct access through to the single garage under the main roof, which includes an electric roller door for secure and convenient parking.

Step outside and enjoy the private yard, featuring established flower beds and a grassed area â## a lovely space to relax, garden or enjoy time outdoors with minimal upkeep.

TYPE: For Sale

INTERNET ID: 300P184532

SALE DETAILS

\$399,000 - \$419,000

CONTACT DETAILS

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MOUNT GAMBIER, SA

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Positioned close to parks, local shops and schools, and just a short five-minute drive to the Mount Gambier CBD, this property combines lifestyle convenience with quiet residential living.

For investors, the property also presents strong potential with a current market rental appraisal of approximately \$350â##\$360 per week. The current tenant has been in the home for over ten years and is presently paying below market rent, with the current lease due to expire around October.

Key Features

- Two spacious bedrooms with built-in wardrobes
- Central bathroom with bath and separate shower
- Generous lounge flowing into dining and kitchen area
- Well-appointed kitchen with ample bench and cupboard space
- Large laundry with internal access to garage
- Single garage under main roof with electric roller door
- Private yard with established flower beds and lawn
- Quiet and convenient Mount Gambier location
- Close to parks, schools and shopping
- Approximately five minutes to the CBD
- Rental appraisal of \$350â##\$360 per week

A neat, comfortable and exceptionally well-maintained home in a fantastic location â## ready to move in or add to your investment portfolio.

- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1







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

