



## 1/10 Herbert Street, MOUNT GAMBIER, SA 5290

Stylish, Low-maintenance & Easy to Love!

Macey Humphries from Elders Real Estate is pleased to present 1/10 Herbert Street, Mount Gambier, to the sales market. An attractive unit, ideal for investors, downsizers, or first-home buyers.

- Step inside to discover a spacious and light-filled loungeroom with carpet, flowing seamlessly into the dining and kitchen area. The home is kept comfortable year-round with a reverse cycle air conditioner and a cosy wood fire.
- The kitchen is modern and functional, complete with a stainless-steel electric oven and cooktop, rangehood, dishwasher, sink, and ample bench and cupboard space &## complete with a built-in wine rack.
- Both bedrooms are generously sized, carpeted, and fitted with built-in robes. While the bathroom is neat and well-appointed, offering a walk-in shower, modern vanity with storage, a large mirror, and the convenience of a separate toilet.
- From the laundry, filled with storage options, step outside to the private rear yard. A decked area creates the perfect spot to relax or entertain, while the easy-care lawns

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**TYPE:** Under Contract

**INTERNET ID:** 300P185440

**SALE DETAILS**

**\$385,000 - \$405,000**

**CONTACT DETAILS**

**RLA62833**

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

**Macey Humphries**  
0422 526 740

are the perfect space for the kids and pets to play.

- Secure parking is provided by a single garage with a roller door, plus driveway space for an additional vehicle if required.

With its large layout, low-maintenance design, and inviting feel, 1/10 Herbert Street offers comfort, convenience, and a lifestyle you'll love. 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 298m2

Property Built: Approximately 1977.

Council Rates: Approximately \$431 per quarter.

Council Zoning: City of Mount Gambier.

Current Rental Appraisal: The property is currently in a fixed term tenancy until 11.01.2026 at \$330 per week. An up-to-date market appraisal has been completed of \$370 - \$390 per week.

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

- Land Area 298.00 square metres
- Building Area: 106.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single garage







