



4 Lawson Street, MOUNT GAMBIER, SA 5290

Your ultimate package - family living with fantastic shedding!

Macey Humphries from Elders Real Estate is proud to present to the sales market 4 Lawson Street, Mount Gambier. An ideal home designed for entertaining and family living, complete with impressive shedding.

- Nestled in a quiet street, this beautifully presented property offers both comfort and convenience. Perfectly positioned close to schools, childcare, sporting facilities and the Mount Gambier CBD, it's a standout choice for young families, first home buyers, or savvy investors.

- Step inside to discover a bright and welcoming open plan kitchen, lounge and dining area. The carpeted loungeroom provides year-round comfort with both a reverse cycle air conditioner and a cozy gas fireplace. Security roller shutters on all external windows deliver added peace of mind, climate control, and privacy.

- The renovated kitchen is modern and well-appointed, featuring a large stainless-steel oven and gas cooktop, sleek rangehood, generous bench space, ample cabinetry, and a double sink. Ideal for everyday living and entertaining.

TYPE: For Sale

INTERNET ID: 300P185480

SALE DETAILS

\$499,000 - \$529,000

CONTACT DETAILS

RLA62833

9 Bay Road
MOUNT GAMBIER, SA

08 8726 4400

RLA: 62833

Macey Humphries

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- Accommodation includes three neutral-toned bedrooms, all carpeted for comfort. Two feature built-in robes, while two are fitted with small reverse cycle air conditioners for personalised temperature control.

- The stylishly renovated bathroom offers both a separate shower and bath, complemented by a modern vanity with storage. A separate toilet is conveniently located at the rear of the home for added practicality.

- Outside is where the fun begins! The expansive garage and entertaining area is fully powered and comfortably accommodates five or more vehicles, all accessible via an electric roller door. This flows through to another fully powered shed with roller door access and one side transformed into a workshop / tool shed. For those who love storage, there's even an additional garden shed tucked away at the rear of the property. The spacious backyard provides plenty of room for children and pets to play, complete with a cubbyhouse. Extra features include a personal-use rainwater tank, and solar panels to help reduce energy costs.

This property truly ticks all the boxes, stylish, practical, and move-in ready. Don't miss the chance to make it yours. Contact Macey Humphries at Elders Real Estate today to find out more and schedule 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 935m²

Property Built: Approximately 1950.

Council Rates: Approximately \$425 per quarter.

Council Zoning: City of Mount Gambier.

Current Rental Appraisal: An up-to-date market appraisal has been completed of \$450 per week.

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

- Land Area 935.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- 6 car garage





