



30 Coolabah Street, MOUNT GAMBIER, SA 5290

Spacious corner-block home with secure rental income

Positioned on a generous 650sqm corner allotment, this well-maintained three-bedroom home combines spacious interiors, abundant natural light and a convenient location close to schools, shopping and everyday amenities.

Currently leased at \$430 per week until May 2027, the property presents an appealing opportunity for investors seeking an established tenancy and immediate rental income.

A welcoming entry foyer opens to the central hallway and a generously proportioned living room. Large windows fill the space with natural light, while the fireplace creates a warm and comfortable setting through the cooler months.

A timber sliding door connects the living room with the expansive kitchen and dining area. Designed for practical everyday living, the kitchen offers electric cooking, excellent bench space and ample storage. The adjoining dining area includes reverse-cycle air conditioning for year-round comfort.

All three bedrooms are carpeted and generously sized, with the main bedroom featuring built-in robes. Large windows continue throughout the home, creating bright

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TYPE: For Sale

INTERNET ID: 300P185898

SALE DETAILS

\$509,000 - \$519,000

CONTACT DETAILS

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Sarah Barney
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and inviting spaces.

The central bathroom retains charming character through vintage-inspired tiling and a timber vanity, complemented by a separate shower and full-sized bath. A separate toilet adds convenience, while the laundry provides additional functionality.

Outside, the secure and low-maintenance backyard includes a raised lawn area, established garden beds, a paved entertaining or parking space, clothesline and garden shed. A garage and additional carport provide practical off-street parking and access to the rear yard.

Located within easy reach of Mulga Street Primary School, Collins Court Shopping Centre and the Western Tavern, this property offers a practical investment in an established Mount Gambier neighbourhood.

Property highlights:

- Three spacious bedrooms
- Main bedroom with built-in robes
- Generous living room with fireplace
- Large kitchen with electric cooking and excellent storage
- Reverse-cycle air conditioning
- Bathroom with separate shower and bath
- Separate toilet
- Garage and additional carport
- Secure, low-maintenance backyard
- Approximately 650sqm corner allotment
- Currently leased at \$430 per week until May 2027

To enquire further or arrange an inspection, contact Sarah Barney at Elders Real Estate Mount Gambier.

- Land Area 650.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2









30 COOLABAH STREET, MOUNT GAMBIER

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

