



43 Coolabah Street, MOUNT GAMBIER, SA 5290

Comfort & Convenience on Coolabah

Macey Humphries from Elders Real Estate is proud to present 43 Coolabah Street, Mount Gambier. A solid home offering the perfect opportunity for first-home buyers, downsizers, or investors looking to expand their portfolio.

- Step inside via the inviting front porch into a welcoming hallway with polished timber floorboards and a cosy woodfire, creating instant warmth.
- To the right, the spacious lounge offers comfort year-round with carpet, a reverse cycle air conditioner, ceiling fan, and a decorative ceiling rose, all while enjoying a pleasant outlook over the front garden.
- The home features three generous bedrooms, each carpeted and fitted with ceiling fans. Two bedrooms also include built-in robes for added storage.
- The solid and functional kitchen is equipped with an electric oven, grill, cooktop, dishwasher, double sink, and ample bench and cupboard space. This adjoins the dining area, complete with ample space and handy built-in storage, right in the heart of the home.

TYPE: For Sale

INTERNET ID: 300P187200

SALE DETAILS

\$469,000 - \$499,000

CONTACT DETAILS

RLA62833

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

Macey Humphries
0422 526 740

- The bathroom includes a shower, bath, a vanity unit with storage, a large mirror and a separate toilet sits at the rear of the property for privacy and practicality.

- At the rear of the home, a light-filled laundry overlooks the private backyard and flows outside.

- Outdoors, enjoy the enclosed entertaining area featuring a brand-new built-in BBQ, woodfire, and ceiling fan, making it the perfect place to gather with friends and family. The secure rear yard is well maintained, offering rear yard access through double gates to a limestone shed with room for two cars, plus workshop / storage space. An additional garden shed / woodshed is tucked away.

Offering comfort, space, and convenience, this home is an exciting opportunity in a family-friendly pocket of Mount Gambier. Contact Macey Humphries at Elders Real Estate today to find out more and schedule your inspection. RLA

62833

Additional property features:

Land size: Approximately 714m²

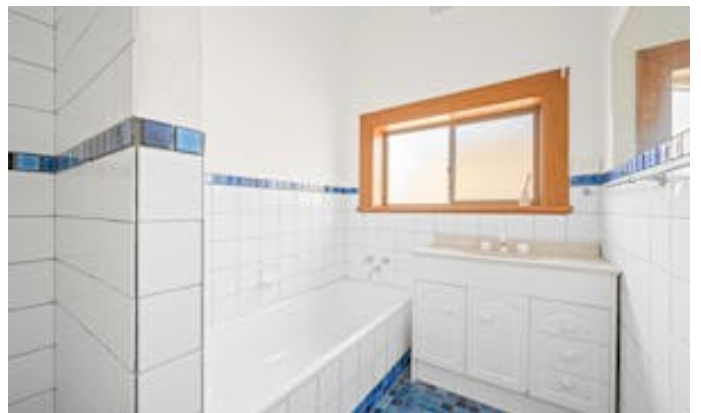
Property Built: Approximately 1955.

Council Rates: Approximately \$425.23 per quarter.

Council Zoning: City of Mount Gambier.

Current Rental Appraisal: The property is currently in a fixed term tenancy until 25.06.2026 at \$430 per week. An up-to-date market appraisal has been completed of \$430 - \$450 per week.

- Land Area 714.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage







Jake Muller Photography

Sizes And Dimentions Are Approximate, Actual May Vary

