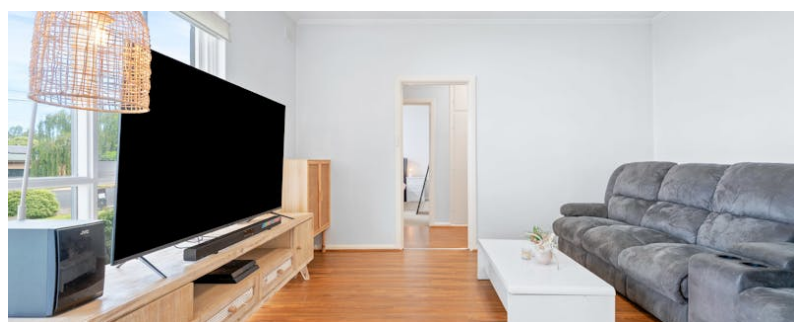




4 Brolga Street, MOUNT GAMBIER, SA 5290

Stylish, Practical and Ideally Located in Ever-Popular Birdsville

Macey Humphries from Elders Real Estate is proud to present to the sales market 4 Brolga Street, Mount Gambier. A beautifully updated home in an ideal location.

- Nestled in a quiet street, this property offers both comfort and convenience. Perfectly positioned close to schools, sporting facilities, Swallow Drive IGA, the Mount Gambier CBD and the iconic Blue Lake. An excellent choice for young families, first home buyers, or savvy investors.

- From the neat garden and front porch, step inside to a welcoming hallway, with the lounge room positioned to your right. Wood-look flooring flows throughout the home, while large windows invite abundant natural light. A reverse cycle air conditioner ensures year-round comfort. From here, the layout opens seamlessly into the dining area and kitchen.

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

TYPE: For Sale

INTERNET ID: 300P189099

SALE DETAILS

\$519,000 - \$549,000

CONTACT DETAILS

RLA62833

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

Macey Humphries
0422 526 740

- Accommodation includes three neutral-toned bedrooms, all carpeted for comfort and finished with day / night blinds.

- The bathroom features a separate shower and bath, complemented by a modern vanity with storage. A separate toilet is located adjacent for added convenience.

- At the rear of the property sits a versatile studio with two separate sections and a wall mounted air conditioner. This flexible space is perfect as a kids' retreat, home office, or even a potential fourth bedroom if required (STCA).

- The enclosed carport with a roller door provides secure parking for one car and access to the expansive pergola which is an ideal spot for year-round gatherings with family and friends. The spacious backyard offers garden beds with mature trees and plenty of room for children and pets to play. The property also benefits from solar panels for improved energy efficiency.

Opportunities like this are few and far between. Contact Macey Humphries at Elders Real Estate for more information or to organise your inspection. RLA 62833

Additional property features:

Land size: Approximately 729m²

Property Built: Approximately 1963.

Council Rates: Approximately \$431 per quarter.

Council Zoning: City of Mount Gambier.

Current Rental Appraisal: The property is currently leased until 10.03.2026 at \$380 per week. An up-to-date market appraisal has been completed of \$430 - \$450 per week.

- Bedrooms: 3
- Bathrooms: 1
- Single garage



