



4/46 Brownes Road, MOUNT GAMBIER, SA 5290

Easy Living Starts Here!

Macey Humphries from Elders Real Estate is pleased to present 4/46 Brownes Road, Mount Gambier, to the sales market.

- Ideally positioned directly across from Mount Gambier High School and within easy walking distance to the bustling CBD, this property is perfectly suited to first home buyers, retirees, or investors seeking a convenient lifestyle.
- Sliding glass doors welcome you into a charming sunroom, which leads through the front door into the open plan dining and kitchen area.
- The renovated kitchen is both stylish and practical, featuring a freestanding oven and cooktop, a double sink, and generous bench and cupboard space.
- A spacious, carpeted loungeroom offers year-round comfort with the inclusion of a reverse cycle air conditioner.
- Each bedroom is generously proportioned, carpeted, and include built-in robes.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P189959

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

- The well-appointed bathroom features a separate shower, bath, vanity with storage, mirror, and the added convenience of a separate toilet.

- Accessed via the garage, the private and low-maintenance rear yard includes a clothesline and offers ample space to relax and enjoy the afternoon sunshine. The garage accommodates one vehicle and is fitted with an electric roller door for added convenience.

With its spacious layout, excellent position, and low-maintenance design, 4/46 Brownes Road offers comfortable and convenient living. Contact Macey Humphries at Elders Real Estate today to arrange your inspection. RLA 62833

Additional property features:

Land size: Approximately 215m²

Property Built: Approximately 1981.

Council Rates: Approximately \$412 per quarter.

Strata Insurance: 1/6th Share Approximately \$445 Annually.

Council Zoning: City of Mount Gambier.

Current Rental Appraisal: The property is currently in a fixed term tenancy until 30.01.2026 at \$250 per week. An up-to-date market appraisal has been completed of \$350 - \$360 per week.

- Bedrooms: 2
- Bathrooms: 1
- Single garage





