



12 Chauvel Street, MOUNT GAMBIER, SA 5290

Comfort, Convenience & Future Potential

Macey Humphries from Elders Real Estate is delighted to present 12 Chauvel Street, Mount Gambier to the sales market. Offering comfort, space and everyday convenience, this well-maintained home is ideally suited to first home buyers, downsizers, or smart investors seeking a solid opportunity in a desirable location.

Ideally positioned on a generous allotment with easy-care gardens, the property is just moments from the Mount Gambier city centre, local schools and parklands. The substantial land size not only enhances the sense of space but also presents exciting future potential, with scope to extend or further develop (STCA) and create a larger home tailored to your needs.

Entering via the rear door, you are welcomed into the charming, updated kitchen featuring a freestanding oven and cooktop, dishwasher, sink with filter tap, and ample bench and cupboard space. The kitchen flows seamlessly into the open-plan dining and living area, creating a practical and inviting space for everyday living.

A spacious, carpeted lounge room provides year-round comfort with the warmth of woodfire heating - the perfect place to relax and unwind.

TYPE: For Sale

INTERNET ID: 300P192456

SALE DETAILS

\$409,000 - \$439,000

CONTACT DETAILS

RLA62833

9 Bay Road
MOUNT GAMBIER, SA
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RLA: 62833

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Both bedrooms are generously sized and carpeted, with the master bedroom further enhanced by built-in robes. The well-appointed bathroom and laundry combination includes a shower, vanity with storage, generous bench space and shelving, as well as the convenience of a separate toilet.

Outside, the private and secure rear yard offers ample space while remaining easy to maintain. The pergola offers a cosy and inviting space for intimate entertaining, ideal for relaxed weekend barbecues or enjoying a quiet drink with family and friends in a private outdoor setting. A powered shed with built-in workbenches accommodates two vehicles and provides excellent space for storage, hobbies or a workshop.

With its spacious allotment, practical layout and convenient location, 12 Chauvel Street presents a fantastic opportunity to secure comfortable living today, with the flexibility to grow into the future.

Contact Macey Humphries at Elders Real Estate to arrange 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 724m².

Property Built: Approximately 1966.

Council Rates: Approximately \$428 per quarter.

Council Zoning: City of Mount Gambier.

Current Rental Appraisal: An up-to-date market appraisal has been completed of \$360 - \$370 per week.

- Bedrooms: 2
- Bathrooms: 1
- Double garage





