



## 2/13 Ellis Street, MOUNT GAMBIER, SA 5290

### Spacious, Updated Unit with Versatile Indoor-Outdoor Living

Positioned in a quiet, tree-lined street just moments from town, this well-presented unit offers comfort, convenience and an impressive extension of living space.

Inside, the home has been thoughtfully refreshed with updated flooring throughout most areas, a modernised kitchen, and fresh internal paint, creating a clean, move-in-ready feel. The layout is both practical and inviting, featuring two well-sized bedrooms with built-in storage, a central bathroom, and a generous lounge that flows through to a dedicated dining area.

One of the standout features is the fully enclosed rear pergola, effectively creating a second living zone ideal for entertaining, relaxing, or year-round use. This additional space significantly enhances the home's functionality and lifestyle appeal.

Outdoors, the enclosed yard provides privacy and security, while the single garage adds convenience and storage.

Whether you're a first home buyer, downsizer or investor, this property offers a low-maintenance lifestyle in a highly accessible location, just a short walk to local

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:** 300P192926

#### SALE DETAILS

**\$399,000 - \$419,000**

#### CONTACT DETAILS

**RLA62833**

9 Bay Road  
MOUNT GAMBIER, SA

08 8726 4400

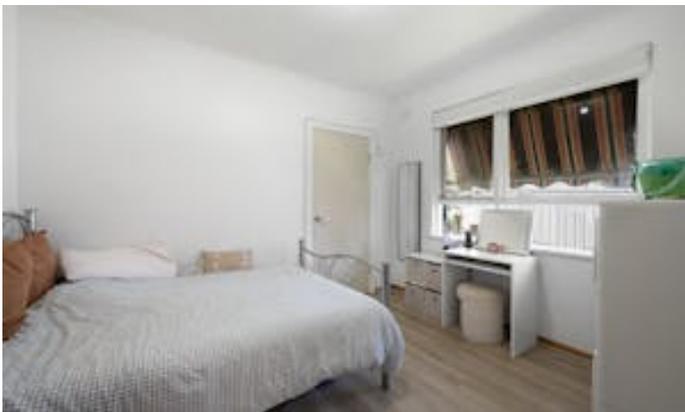
RLA: 62833

**Sarah Barney**

0407 714 354

shops, services and amenities.

- Land Area 463.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1







### 2/13 ELLIS STREET, MOUNT GAMBIER

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

