



## 15/2A Coolabah Street, MOUNT GAMBIER, SA 5290

### Modern Long Term Investment Property

Positioned in a quiet, well-maintained cul-de-sac, this solid and thoughtfully designed unit offers a low-maintenance lifestyle in one of Mount Gambier's most sought-after pockets.

Current rental amount is \$360 per week but market appraisal amount is \$370-\$400 per week. Has been rented to a government organisation since 2020.

Set within a secure and modern setting, the home delivers immediate comfort with a functional floorplan that makes everyday living easy. The open plan kitchen and dining area flows seamlessly into the living space, creating a central hub for both relaxation and entertaining. The kitchen is well-equipped with ample storage and bench space, while reverse cycle heating ensures year-round comfort.

Accommodation includes two well-proportioned bedrooms, both offering good natural light and built-in storage. The centrally located bathroom is neat and practical, servicing the home with ease.

Stepping outside, an undercover paved patio provides the perfect space for weekend

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**TYPE:** For Sale

**INTERNET ID:** 300P194863

#### SALE DETAILS

**\$459,000**

#### CONTACT DETAILS

**RLA62833**

9 Bay Road  
MOUNT GAMBIER, SA

08 8726 4400

RLA: 62833

**Sarah Barney**

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BBQs or quiet outdoor enjoyment. The property also features a secure garage under the main roof with remote access, adding convenience and peace of mind.

Ideal for downsizers, investors or those seeking a lock-and-leave lifestyle, this property combines quality construction, a smart layout and location locals genuinely love.

Key Features:

- Two spacious bedrooms with built-in storage
- Central bathroom with practical layout
- Open plan kitchen, dining and living area
- Reverse cycle heating for year-round comfort
- Undercover outdoor entertaining area
- Secure garage UMR with remote access
- Quiet cul-de-sac in a highly regarded location

A strong opportunity in a tightly held area, offering comfort, convenience and long-term appeal.

Built - 2013

Block Size - 339m<sup>2</sup>

Rent amount - \$360 per week

- Land Area 339.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1







# 15/2A COOLABAH STREET, MOUNT GAMBIER

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

