



18 O'Connor Drive, MOUNT GAMBIER, SA 5290

Affordable Opportunity Packed with Potential

Macey Humphries from Elders Real Estate is proud to present to the sales market this neat and affordable three-bedroom home, presenting a fantastic opportunity to enter the market or expand your investment portfolio, all while offering plenty of potential.

Positioned in a convenient and affordable location, the property is situated directly across the road from a skate park and playground and only a short walk to the Montebello IGA, childcare facilities, and local schooling, while the Mount Gambier CBD is only a short drive away.

The home offers a spacious original kitchen with ample bench and storage space, along with a freestanding oven and gas cooktop. The carpeted lounge room is fitted with a reverse cycle air conditioner, ensuring year-round comfort for the whole family.

Comprising three bedrooms, one-bedroom features large built-in robes and another offering a wood fire. The updated bathroom includes both a separate bath and shower, a vanity unit with storage, while the toilet is positioned separately for practicality.

Through the large laundry room with ample storage, you're welcomed into the patio and

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TYPE: For Sale

INTERNET ID: 300P195707

SALE DETAILS

\$419,000 - \$439,000

CONTACT DETAILS

RLA62833

9 Bay Road
MOUNT GAMBIER, SA

08 8726 4400

RLA: 62833

Macey Humphries

0422 526 740

secure rear yard. It provides plenty of space for children and pets to enjoy, complemented by an undercover patio ideal for entertaining. The property also features two garden sheds offering additional storage, along with a single carport providing convenient rear yard access via large gates.

Offering affordability, functionality, and potential, this property is one not to miss. Contact Macey Humphries at Elders Real Estate today to arrange your inspection. RLA 62833

Additional property features:

Land size: Approximately 529m²

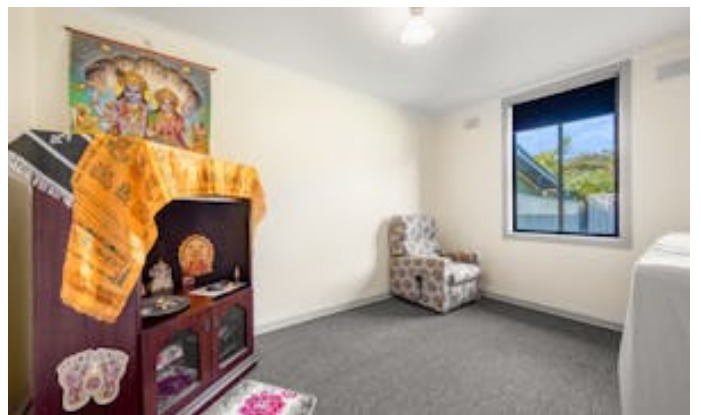
Property Built: Approximately 1973.

Council Rates: Approximately \$396 per quarter.

Council Zoning: City of Mount Gambier.

Current Rental Appraisal: The property is currently in a fixed term tenancy until 16.12.2026 at \$350 per week. An up-to-date market appraisal has been completed of \$380 - \$390 per week.

- Land Area 529.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1







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

