

4/151 Commercial Street West, MOUNT GAMBIER, SA 5290

Private, Secure and Perfectly Positioned

Positioned in a highly convenient Main Street location, this charming two-storey townhouse offers comfortable, low-maintenance living within easy reach of shops, cafes, services and everyday amenities.

Designed with practicality in mind, the upper level comprises two generous carpeted bedrooms, including a spacious master bedroom complete with built-in robes and a private balcony to enjoy your morning coffee. The central bathroom is well appointed with a bath, separate shower, toilet and a large vanity offering excellent storage.

Downstairs, the welcoming carpeted lounge room provides a cosy retreat and is kept comfortable with a gas heater. Flowing seamlessly from the living space is the dining area and functional kitchen, featuring a gas cooktop, oven and grill, double sink and a large pantry for ample storage. For added convenience, a second toilet is also located on the ground floor.

At the rear of the property, a private and secure paved courtyard creates a wonderful low-maintenance outdoor space, ideal for relaxing or entertaining. The courtyard also offers direct access to the garage, which features an electric roller door and convenient internal access back into the home.

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: 300P197680

SALE DETAILS

\$409,000 - \$439,000

CONTACT DETAILS

RLA62833

9 Bay Road
MOUNT GAMBIER, SA

08 8726 4400

RLA: 62833

Macey Humphries

0422 526 740

Adding further value, the hot water service and water softener have both been recently replaced, providing peace of mind for the next owner.

Whether you're looking to enter the property market, downsize without compromise or secure a quality investment in a central location, this appealing townhouse presents an outstanding opportunity to enjoy easy living in the heart of town. Contact Macey Humphries from Elders Real Estate today to secure this in demand property.

Additional property features:

Land size: Approximately 145m²

Property Built: Approximately 1986.

Council Rates: Approximately \$412.60 per quarter.

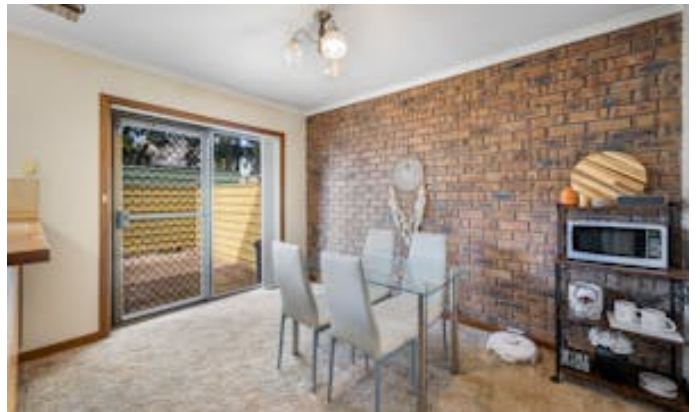
Community Corp - Admin + Sinking Fund Contributions: Approximately \$799.50 Annually.

Council Zoning: City of Mount Gambier.

Current Rental Appraisal: The property is currently leased until 01.08.2026 at \$360 per week. An up-to-date market appraisal has been completed of \$420 - \$430 per week.

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Roller Door Access

- Land Area 145.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single garage







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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.

