



18/69 Bay Road, MOUNT GAMBIER, SA 5290

Affordable Opportunity in a Prime Bay Road Location

Perfectly positioned in one of Mount Gambier's most desirable locations, this neat and well-maintained two-bedroom unit presents an excellent opportunity for first home buyers, downsizers and savvy investors. Offering comfortable living with plenty of potential to modernise over time, this property combines affordability with an exceptional location close to schools, shopping, medical facilities, parklands and the CBD.

Inside, the home has been lovingly maintained and retains its original character throughout. Both generously sized bedrooms are carpeted and feature built-in robes, while the comfortable living area provides a welcoming space to relax. A reverse cycle air conditioner ensures year-round comfort, keeping the home warm in winter and cool throughout the summer months.

The functional kitchen offers ample storage and bench space, with scope to update and add your own personal style in the future. The centrally located bathroom includes a shower, bath and vanity, catering to everyday convenience.

Stepping outside, you'll appreciate the private and secure rear yard, providing a peaceful space to enjoy with minimal upkeep. An undercover carport offers sheltered

TYPE: For Sale

INTERNET ID: 300P198045

SALE DETAILS

\$399,000

CONTACT DETAILS

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parking, while the attached lockable storage area provides valuable additional space.

Whether you're looking to enter the property market, downsize to an easy-care home or secure a quality investment in a highly sought-after location, this Bay Road property is an opportunity not to be missed. Contact Macey today to arrange your inspection.

Additional property features:

Land size: Approximately 161m²

Property Built: Approximately 1975.

Council Rates: Approximately \$408 per quarter.

Council Zoning: City of Mount Gambier.

Current Rental Appraisal: The property is currently in a fixed term tenancy until 24.07.2027 at \$250 per week. An up-to-date market appraisal has been completed of \$350 - \$370 per week.

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 161.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single carport







Sizes And Dimentions Are Approximate, Actual May Vary

