

2 Webb Street, MOUNT GAMBIER, SA 5290

Exceptional Convenience Meets Comfortable Living

Positioned in a highly sought-after location, this well-maintained three-bedroom home presents an excellent opportunity for investors, first home buyers and those seeking an easy-care lifestyle close to everyday amenities. Offering a functional layout, comfortable living spaces and low-maintenance surrounds, the property provides outstanding value in a convenient location.

Retaining its original charm throughout, the home offers a practical and functional floorplan with all three generously sized bedrooms featuring built-in robes. The comfortable carpeted lounge room provides a welcoming space to relax with family and friends and is equipped with both a gas wall heater and reverse cycle air conditioning, ensuring year-round comfort in every season.

The tiled kitchen and adjoining dining area provide a practical hub of the home, offering ample bench and cupboard space, a single sink, electric oven and electric cooktop. The dining area is filled with natural light and flows seamlessly outdoors through glass sliding doors, opening onto the spacious undercover entertaining area, making indoor and outdoor living effortless.

The centrally positioned three-way bathroom has been thoughtfully designed to

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TYPE: For Sale

INTERNET ID: 300P198089

SALE DETAILS

\$539,000 - \$569,000

CONTACT DETAILS

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MOUNT GAMBIER, SA

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accommodate busy households, with the shower and bath located separately from the large vanity area, while the separate toilet adds further everyday convenience for families and guests alike.

Outside, the low-maintenance yard is ideal for those looking to spend less time on upkeep and more time enjoying the property's convenient location. A large undercover paved pergola provides the perfect setting for entertaining, outdoor dining or simply relaxing, overlooking a small, easy-care garden. A rear shed offers valuable additional storage, while vehicle accommodation is well catered for with a double driveway leading to two separate carports.

Located just minutes from schools, shopping facilities, sporting precincts and the CBD, this home offers exceptional convenience and lifestyle appeal. Adding further value for investors, the property is currently occupied by long-term tenants who have called the property home since approximately 2014.

Whether you're looking to enter the property market, downsize, or secure a solid investment in a fantastic location, this well-presented home offers comfort, convenience and outstanding potential for years to come.

Additional property features:

Land size: Approximately 493m²

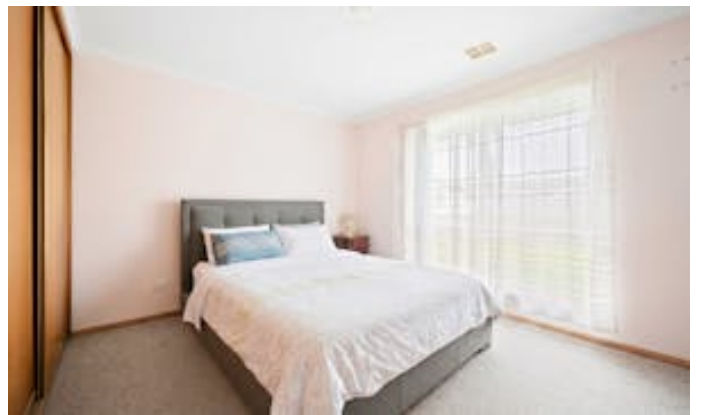
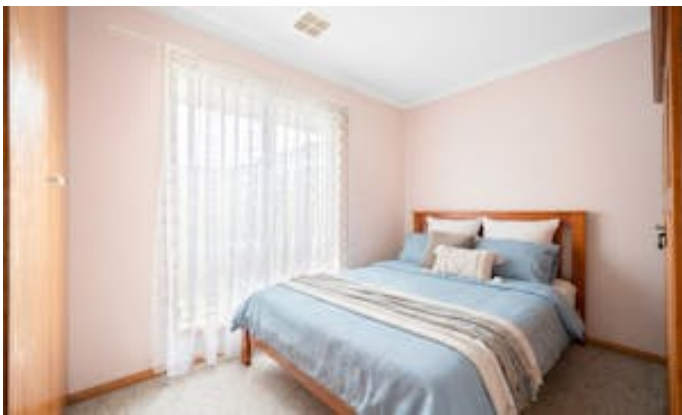
Property Built: Approximately 1996.

Council Rates: Approximately \$476 per quarter.

Council Zoning: City of Mount Gambier.

Current Rental Appraisal: The property is currently leased to long term tenants at \$440 per week in a periodic tenancy. An up-to-date market appraisal has been completed of \$460 - \$480 per week.

- Land Area 493.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2









Sizes And Dimentions Are Approximate, Actual May Vary

