

22/69 Bay Road, MOUNT GAMBIER, SA 5290

Immaculate Living in a Prestigious Bay Road Location

Positioned in one of Mount Gambier's most sought-after locations, this exceptionally well-maintained three-bedroom home offers a fantastic opportunity for first home buyers, downsizers and investors alike. Immaculate throughout and set within a quiet community, this property combines low-maintenance living with everyday convenience just moments from schools, shopping, parklands and the CBD.

Inside, you'll find three generously sized carpeted bedrooms, two complete with built-in robes, including a large master bedroom offering an abundance of space and comfort. The welcoming carpeted lounge is filled with natural light and enjoys peaceful garden views, creating the perfect place to relax and unwind.

The modern kitchen and dining area is enhanced by stylish timber-look flooring and features a freestanding electric oven and cooktop, ample bench space and excellent storage, making it both practical and inviting for everyday living.

The original bathroom has been beautifully maintained and includes a separate shower, bath and vanity with storage, while the separate toilet adds everyday convenience. The functional laundry provides direct access to the private and secure rear yard.

TYPE: For Sale

INTERNET ID: 300P198103

SALE DETAILS

\$430,000

CONTACT DETAILS

RLA62833

9 Bay Road
MOUNT GAMBIER, SA

08 8726 4400

RLA: 62833

Macey Humphries

0422 526 740

Outside, the home continues to impress with an undercover carport, lockable rear storage area and a low-maintenance outdoor space, ideal for those seeking an easy-care lifestyle.

Whether you're looking to secure your first home, add to your investment portfolio or downsize without compromising on location or quality, this immaculate Bay Road residence is one not to be missed. Contact Macey today to arrange your inspection.

Additional property features:

Land size: Approximately 197m²

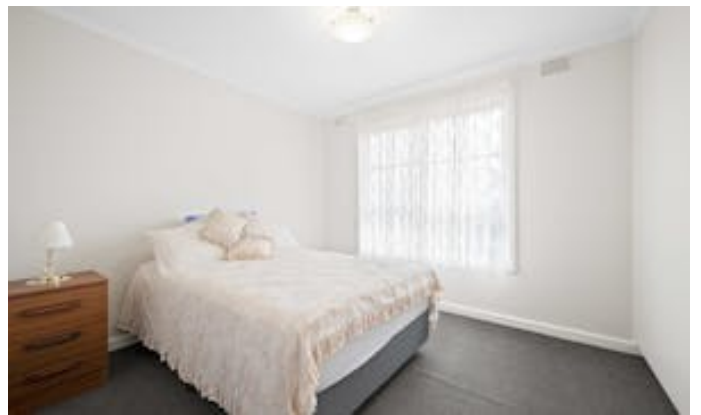
Property Built: Approximately 1975.

Council Rates: Approximately \$417 per quarter.

Council Zoning: City of Mount Gambier.

Current Rental Appraisal: The property is currently in a fixed term tenancy until 20.08.2027 at \$300 per week which is due to increase to \$310 per week 21.08.2026. An up-to-date market appraisal has been completed of \$380 - \$390 per week.

- Land Area 197.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1









Sizes And Dimintions Are Approximate, Actual May Vary

