



1/5 William Street, MOUNT GAMBIER, SA 5290

The Perfect Blend of Quality, Comfort & Convenience

Perfectly positioned in a central location, 1/5 William Street, Mount Gambier offers the ideal combination of space, comfort and low-maintenance living. Whether you're looking to invest, downsize or secure a well-appointed home close to the town's amenities, this immaculate three-bedroom residence presents an outstanding opportunity.

Privately set and beautifully maintained, the quality-built home welcomes you into a light filled formal lounge featuring soft carpeting, a charming bay window and security roller shutters for added privacy and peace of mind. Flowing through to the heart of the home, the spacious open-plan kitchen, living and dining area provides the perfect space for everyday living and entertaining.

The well-equipped kitchen offers generous bench space, ample cabinetry, a double sink with filter tap, electric oven and cooktop, dishwasher and practical layout that overlooks the living areas, ensuring the home chef remains connected with family and guests.

French doors from the main living area open onto two separate undercover patio spaces, creating seamless indoor-outdoor living and multiple options for entertaining or simply relaxing in the private surrounds.

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: 300P198139

SALE DETAILS

\$549,000 - \$569,000

CONTACT DETAILS

RLA62833

9 Bay Road
MOUNT GAMBIER, SA

08 8726 4400

RLA: 62833

Macey Humphries

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All three bedrooms are generously proportioned and feature built-in robes, while the spacious master suite enjoys the added luxury of a walk-in robe and private ensuite complete with a shower, vanity and toilet.

The centrally located main bathroom is well designed with a corner bath, separate shower, vanity and private toilet, providing excellent functionality for families or visiting guests. The laundry offers external access and includes a built-in wash trough and a linen press for added convenience.

Year-round comfort is assured with ducted gas heating throughout the home, complemented by a reverse cycle air conditioner servicing the main open-plan living area.

Outside, the secure rear yard has been thoughtfully designed for low-maintenance living while still showcasing beautifully established gardens, creating a peaceful and private setting to relax and enjoy. A charming water feature enhances the tranquil atmosphere, while a garden shed provides excellent storage. Completing the package is a single garage with a roller door, offering secure parking and added convenience.

Situated just a short walk from schools, shopping, medical facilities, caf  s and the Mount Gambier CBD, this quality home delivers an enviable lifestyle in one of the town's most convenient locations.

Contact Macey Humphries at Elders Real Estate Mount Gambier today to arrange your inspection or to find out more about this fantastic opportunity. Whether you're looking to invest, downsize or secure a quality home in a central location, this property is well worth your consideration.

Additional property features:

Land size: Approximately 405m²

Property Built: Approximately 1994.

Council Rates: Approximately \$474 per quarter.

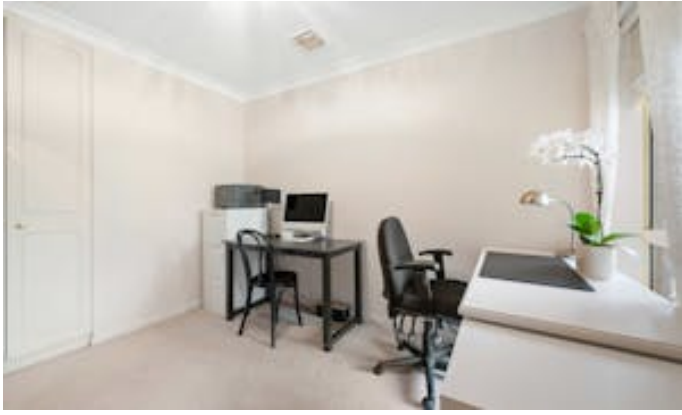
Council Zoning: City of Mount Gambier.

Title: Strata Title

Current Rental Appraisal: The property is currently in a fixed term tenancy until 26.08.2027 at \$400 per week. An up-to-date market appraisal has been completed of \$450 - \$480 per week.

- Land Area 405.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage









Sizes And Dimentions Are Approximate, Actual May Vary

