



## 2/5A William Street, MOUNT GAMBIER, SA 5290

### Low-Maintenance Living in a Central Location

Perfectly positioned in a central location, 2/5A 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 and a charming bay window. Flowing through to the heart of the home, the spacious open-plan kitchen, living and dining area features built-in shelving and provides the perfect space for everyday living and entertaining.

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

Glass sliding doors from the main living area open onto a covered outdoor entertaining area, creating seamless indoor-outdoor living and the perfect space to relax or entertain family and friends.

**TYPE:** For Sale

**INTERNET ID:** 300P198140

#### SALE DETAILS

**\$549,000 - \$569,000**

#### CONTACT DETAILS

**RLA62833**

9 Bay Road  
MOUNT GAMBIER, SA  
08 8726 4400  
RLA: 62833

**Macey Humphries**  
0422 526 740

All three bedrooms are generously proportioned and feature built-in robes, while the spacious master suite also enjoys the added luxury of a walk-in robe, an additional built-in robe and a private ensuite complete with a shower, vanity and toilet. The second bedroom also features a glass sliding door providing direct access outside, adding flexibility and an abundance of natural light.

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.

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 small vegetable patch and a personal-use rainwater tank add practicality, while the single garage with a roller door provides 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 400m<sup>2</sup>

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 19.12.2026 at \$390 per week. An up-to-date market appraisal has been completed of \$450 - \$480 per week.

- Land Area 400.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage





Sizes And Dimentions Are Approximate, Actual May Vary

