



## 5 MULGA Street, MOUNT GAMBIER, SA 5290

### QUAINT FAMILY HOME WITH GREAT SHEDDING

Elders are excited to present 5 Mulga Street, Mount Gambier - a 3-bedroom, 2 bathroom property with fantastic shedding.

Situated a stones throw from Mulga Street Primary School and close to local parks and playgrounds, it's a great residential area.

The current owner have worked on making this property homely and well looked after, the property has air-conditioning, insulation and an additional back shedding for added storage or mancave activities. There is an existing double carport at the front of the house with roller doors being added as well as a double shed in the back yard.

A fenced, grass yard leads to the front porch through which you'll enter to find a large lounge/dining area with combustion heater. The main bedroom with ensuite also sits at the front of the property and offers a shower and toilet.

Moving through you'll enter a large family kitchen with plenty of storage cupboards, electric cooktop and gas oven, double sink and pantry. The kitchen is able to be remodelled quite easily if you wanted to.

The main toilet sits separately next to a laundry room and large mud/wet room that could be further transformed with a little work into another functional space or kept as mud room.

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:** Sold

**INTERNET ID:** 300P29961

#### SALE DETAILS

**\$245,000**

#### CONTACT DETAILS

**RLA62833**

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

**Sarah Barney**  
0407 714 354

The property also comes with rainwater tanks that feed the whole house except the toilets (the house can be switched between mains & rainwater) and there has been updated electricity through the home. The back yard has had a lot of changes made since the current owner has bought the property & the property yard is looking great.

Contact Sarah Barney for further details or to book you appointment today.

Additional Property Information:

Build Year: 1920 approx

Block Size: 758m2 approx

Council Rates: \$1080 approx per annum

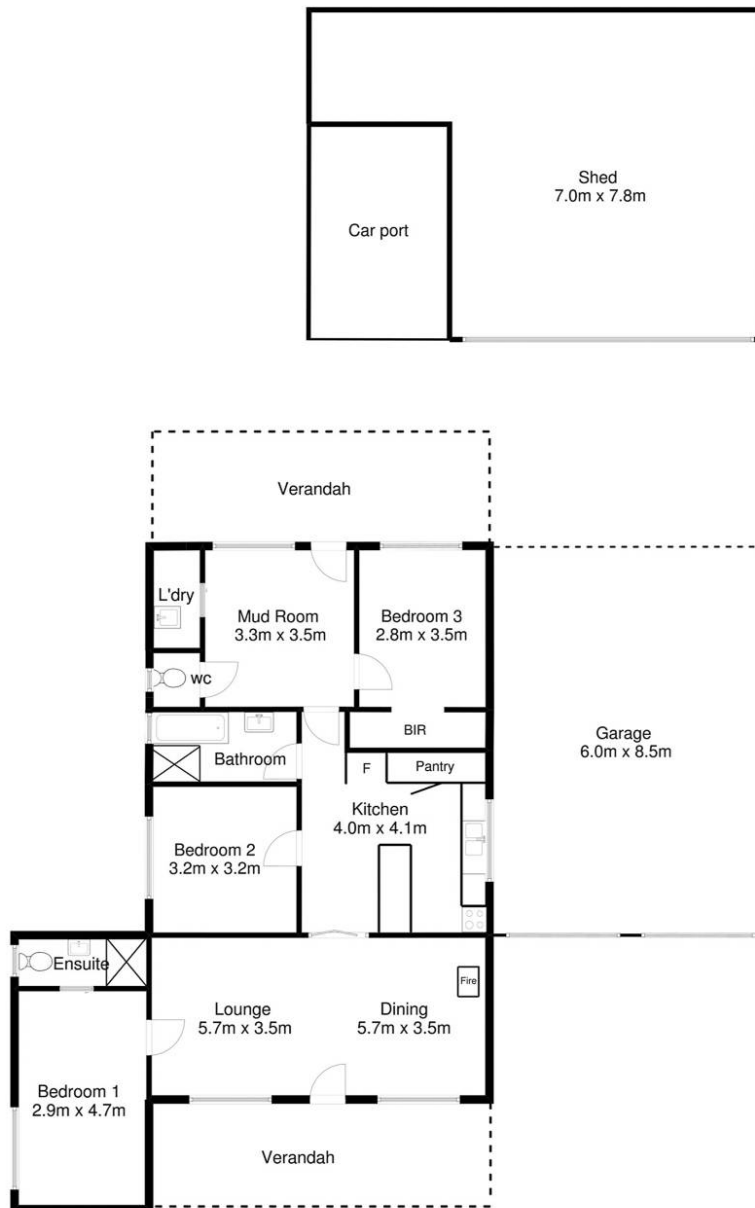
- Land Area 758.00 square metres
- Building Area: 6.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- 5 car garage











Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan