



## 16/2A Coolabah Street, MOUNT GAMBIER, SA 5290

Spacious Modern Unit in a Peaceful Cul-De-Sac.

Located in a quiet and secure cul-de-sac, this large 2 bedroom unit would make a fantastic investment opportunity. Built in the last 10 years and very well-maintained, this is a modern and spacious unit in a tight-knit neighbourhood. It's also highly practical, with 6.4kW solar panels, a large water tank and a second driveway for extra car space. This property also has a beautiful view of the Mount Gambier township & also the Valley Lakes area.

This property has a high potential for attracting long-term tenants, as many who live in this cul-de-sac absolutely love it and don't plan to leave for a long time. With large open-plan rooms, modern features and located just moments from North Gambier Primary School, there's plenty to love about this pleasant and practical home.

A small entrance nook leads you into the large carpeted living and dining area, which features a reverse cycle air conditioner and great natural lighting. At the rear of this area is the stunning kitchen, with modern electric cooking, a dishwasher, a double sink and plenty of bench space. This area also features well-maintained vinyl plank flooring.

Behind the kitchen is the spacious modern laundry, which also features internal access to the single-car garage. The bathroom and bedrooms are located on the other side of the unit. Both of these bedrooms feature good built-in storage and great natural light, with the master bedroom being particularly spacious.

**TYPE:** Sold

**INTERNET ID:** 300P35404

**SALE DETAILS**

**\$269,000 - \$289,000**

**CONTACT DETAILS**

**RLA62833**

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MOUNT GAMBIER, SA

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**Sarah Barney**

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The bathroom is tidy and pleasant, with a shower, vanity and bathtub. The toilet is located separately for convenience. Finally, the backyard features a good-sized patio area for entertaining, with a great view of Mount Gambier over the fence and a small grassed area with established shrubs.

This spacious and practical unit would be perfect for a first-home buyer or a savvy property investor. With modern comforts, minimal upkeep needed and a great location, this unit has a lot to offer the right buyer. To enquire further about this property, get in touch with Sarah Barney at Elders Real Estate Mount Gambier today.

- Bedrooms: 2
- Bathrooms: 1
- Single garage





