

12 Franklin Terrace, Mount Gambier, SA, 5290



House For Sale

Tuesday, 26 November 2024

12 Franklin Terrace, Mount Gambier, SA, 5290

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Type: House



Ben Ransom
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ELEVATED QUIET LOCATION CITY VIEWS

Located in a quiet residential street on popular lakes hillside. Deceiving size, inspection worthy to truly appreciate.

Four bedrooms - three with built in robes, open plan living with large modern updated kitchen that includes, gloss white finish kitchen cabinetry with stainless steel gas cooktop and electric oven, and the convenience of a dishwasher, stylish gloss finish tiles throughout living area and passage. Renovated bathroom facilities with spa bath, shower and separate second toilet.

The extras with this property are fantastic, a delightful enclosed alfresco with stunning city views, opens out to a veranda deck that also over looks to the back yard. This space can double as a second living area.

Double carport, plus single garage and further workshop storage. Enclosed rear yard with established gardens, corner allotment with second possible rear yard entry point.

City Centre, Reidy Park Primary School and Tenison Woods Collage all within 15min walk. Catering for a variety of buyers such as families, first home buyers or investors. We don't anticipate it will last long. Inspection is a must to appreciate the value and potential.

Extra Information:

Council Rates / \$1793.76p/a

SA Water Supply Charge / \$78.60p/qtr

SA Water Sewer Supply Charge / \$86.95p/qtr

Emergency Services Levy / \$96.90p/a

Estimated Rental Appraisal / \$470-\$480 p/w

Build Year / 1960

Land Size / 881 m2

Council / City of Mount Gambier

Zoning / Suburban Neighbourhood

Disclaimer:

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. Please read the Consumer and Business Services Form R7

http://www.cbs.sa.gov.au/assets/files/form_r7_warning_notice.pdf in reference to any financial or investment advice contained within this communication. Liability limited by a scheme approved under Professional Standards Legislation.