

2 Yeates St, Mount Gambier, SA, 5290



House For Sale

Monday, 28 October 2024

2 Yeates St, Mount Gambier, SA, 5290

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Gail Richards

0409268199

STONE HOME READY FOR RENOVATION

This charming stone-constructed home presents an exceptional opportunity for those seeking a renovation project with potential. The property boasts a welcoming front lounge, complete with a cozy gas heater and a classic tiled mantle, providing a warm and inviting atmosphere for relaxing evenings.

The kitchen is equipped with gas cooking and a single sink, featuring lino flooring that seamlessly flows into the open-plan dining area, perfect for family meals. The home offers three generously sized bedrooms, each fitted with comfortable carpet flooring and practical holland blinds, ensuring a restful night's sleep.

The bathroom is thoughtfully designed with a shower, bath, vanity, and toilet, catering to all your family's needs. A highlight of the property is the expansive family room, which includes built-in cupboards and another gas heater, creating an ideal space for gatherings and activities. Conveniently adjoining this area are the laundry, a second toilet, and a storage room, adding to the home's functionality.

Additionally, the double carport has been enclosed, transforming it into a versatile hangout space, perfect for hobbies or leisure. The backyard features a Colorbond shed with a dirt floor and power, offering ample storage and workshop potential.

With its stone construction and a wealth of character, this home is ripe for renovation, providing an excellent canvas to create your dream residence.

Extra Information:

Council Rates / \$1,379.80 p/a

SA Water Supply Charge / \$74.20 p/qtr

SA Water Sewer Supply Charge / \$79.50 p/qtr

Emergency Services Levy / \$76.85 p/a

Independent Rental Appraisal / \$380-\$400 p/wk

Build Year / 1954

Land Size / 780m²

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.