

20 Wallace Street, Mount Gambier, SA, 5290



House For Sale

Wednesday, 18 December 2024

20 Wallace Street, Mount Gambier, SA, 5290

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Type: House



Gail Richards

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EXPRESSIONS OF INTEREST CLOSING FRIDAY THE 3RD OF JANUARY 2025 AT 12 NOON (Unless Sold Prior)

Positioned in a coveted dress circle location, steps away from the tranquil lakes area, this charming stone-built home delivers the perfect blend of city convenience and idyllic living. Whether you're dreaming of a vibrant city lifestyle or seeking the ultimate Airbnb investment (STCC), this property has it all.

Imagine waking up in one of two spacious bedrooms with built-in robes then enjoying your morning coffee in the front-facing lounge adorned with stunning ceiling decor. The lounge provides the perfect cozy space to start your day before work or a peaceful place to relax after a day of exploring the city for your Airbnb guests, with a gas heater & reverse cycle split system in the hallway to ensure comfort year-round.

The beautifully renovated, eat-in kitchen featuring gorgeous floorboards, is equipped with a gas stove, electric oven, double sink, and dishwasher. Whip up a feast for friends, family, or guests while soaking in the character and warmth of this little gem.

The renovated bathroom, with its shower, bath, vanity, and toilet, offers both style and functionality for many years to come. The updated laundry adds even more ease to everyday living. Sustainability shines through with two rainwater tanks (11,000-litre capacity) plumbed into the home, enhancing eco-friendly living.

With the home set well on its allotment, there's ample parking with a double carport and single garage with an attached workshop plus direct rear yard access, making it practical and convenient extra vehicle storage.

All of this is just moments from Reidy Park School, Wulanda Recreation Centre and the Lakes walking trails! No matter what you are seeking, you're in the heart of it all.

This home isn't just a residence; it's a lifestyle. Perfect for anyone looking to immerse themselves in the city dream, rent out or create a highly sought-after Airbnb destination (STCC), this property is your key to living or investing in one of the city's most desirable areas.

Extra Information:

Council Rates / \$1,718.94 p/a

SA Water Supply Charge / \$78.60 p/qtr

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

Independent Rental Appraisal / \$420.00 - \$450.00 per week

Land Size / 723m²

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.