

3 Avey Road, Mount Gambier, SA, 5290

House For Sale

Tuesday, 31 December 2024



3 Avey Road, Mount Gambier, SA, 5290

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Graeme Cleves

0419806410

INVESTMENT PROPERTY WITH COMMERCIAL OPPORTUNITY

This character-filled home is close to commercial businesses and West Gambier Football Club.

This property offers lots of outdoor space for children and pets to enjoy. The driveway leads to a secure garage at the far end of the property, with space in front for additional parking.

As you walk into the property you are greeted with the lounge room, fitted with a split system air conditioner and wood heating for all year comfort. Main bedroom is located to the right of the lounge room, with built in robes for convenience. Bedrooms two and three sit to opposite sides of the house, and both offer built in robes.

An open dining room/kitchen is accessed off the passage overlooking the back garden. The kitchen has been completely updated and is finished to perfection, with original polished tiles creating a stunning statement.

Gorgeous green cabinetry with an abundance of drawers, cupboard and pantry space is fitted with a built-in electric oven. The family bathroom, toilet and laundry all sit to the far end of the home with easy access.

As you walk into the rear yard, the property is fitted with a generous sized pergola area, perfect for entertainment and a large powered single garage.

Also included in the sale is two large offices at the back of the property behind the fencing. Large block of land to the left hand side of the property which is currently leased to a local commercial business at \$1,100 per month and the right hand side office currently leased at \$110.00 per week.

Council Rates: Approx. \$1400 p/a

Water Rates: Approx \$68.80 Supply Charge

Currently rented at \$260.00 p/w

Contact Graeme Cleves for more information 0419 806 410