

39 North Terrace, Mount Gambier, SA, 5290



House For Sale

Tuesday, 19 November 2024

39 North Terrace, Mount Gambier, SA, 5290

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Alistair Coonan

0422156363

Sought After Location with Potential

EXPRESSIONS OF INTEREST BY TUESDAY 12PM 10TH DECEMBER 2024 (UNLESS SOLD PRIOR)

Positioned on a large, elevated allotment overlooking the Lady Nelson reserve only a short distance to the CBD, 39 North Terrace in Mount Gambier offers a highly sought after location with future potential for development or addition, an affordable starter to get into the market, or even a downsizer looking for the perfect position.

The two bedroom property sits boldly on the allotment with stone veneer construction, with its south facing glassed porch and entry taking in views over the surrounding area. With timber floorboards throughout, the spacious L-shaped living and dining area includes split system heating and cooling, with plenty of natural light through large windows front and back, and updated blinds throughout the home providing privacy. This is adjoined by a galley style kitchen on the northern side of the home, with electric cooking and convenient storage.

Both bedrooms are large in size and include built in wardrobes and timber flooring, whilst the tiled bathroom is central to the home and includes step in shower. The toilet and laundry are located at the rear of the home with access to the rear yard

Outside of the home, a large and secure backyard includes a single timber frame storage shed, and ample space to add further shedding, extend the home or redevelop entirely (STCA). A north facing pergola overlooks large yards that are perfect for pets, kids to play and explore, or for a green thumb to bring their garden vision to life.

Located close to popular schools in St Martins Lutheran College and McDonald Park Primary, as well as new childcare facilities, supermarkets and restaurants nearby with the CBD being within walking distance. With the Mt Gambier Tourist Information Centre and bus stop right on its doorstep, it could be a fantastic opportunity for short term accommodation as well. A prime location that will be well sought after - contact Alistair to arrange your viewing today and don't miss out.

Selling via Expressions of Interest closing Tuesday 10th of December 2024 @ 12pm, unless sold prior.

RLA - 291953

Additional Property Information:

Approx Property Age: 1960

Land Size: 1020sqm

Council Rates: \$373 per quarter

Water Rates: \$166 per quarter

Rental Appraisal: A rental appraisal has been conducted for approximately \$330 to \$350 per week.