

41 Shelton St, Mount Gambier, SA, 5290

House For Sale

Tuesday, 31 December 2024



41 Shelton St, Mount Gambier, SA, 5290

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Al Lamond
0418849266



Ben Ransom
0400870362

VALUE PACKED THIS OPPORTUNITY IS NOT TO BE MISSED

Prepare to immerse yourself in warm cosy comfort moments after walking in, the homely feeling has you at peace instantly. Enter the home directly to the open plan living connecting all living zones together. Solid rustic timber kitchen is as spacious as it is functional complemented by 900mm stainless steel gas cook top and electric oven, a high back breakfast bar and ample storage. Control the temperature all year round with the touch of a button, reverse cycle split system air conditioning, further ceiling fans to move the air around.

The home consists of four bedrooms all generous size offering built in wardrobes and ceiling fans - main bedroom with ensuite bathroom.

Entertainers dream when you step outside into the semi enclosed entertaining area overlooking a lush enclosed rear yard with the choice of two single car garages and other storage areas. Minimise your day-to-day home running costs with 6.6kw solar array with 12kw battery storage.

The extras this home offers add incredible value.

Moments from the town centre and all main shopping & services, this home is every bit economical and convenient. This home is screaming for its next owner to love it just as the previous ones have or the ideal investment for anyone wanting to add to their portfolio.

Extra Information:

Council Rates / \$1,793.00 p/a approx.

SA Water Supply Charge / \$68.60 p/qtr

SA Water Sewer Supply Charge / \$73.50 p/qtr approx.

Emergency Services Levy / \$64.15 p/a approx.

Independent Rental Appraisal / \$490 - \$510 p/w

Land Size / 1196m²

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.