

# 2/1 Hart Street, Mount Gambier, SA, 5290

## Unit For Sale

Wednesday, 18 December 2024

2/1 Hart Street, Mount Gambier, SA, 5290

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Ben Jeffrey  
0417810246



Paul Chuck  
0409541113

## IN THE HEART OF THE CITY

- A wonderful community title unit in small group of two
- Boasting 2 king size bedrooms – both with BIR's
- Solid timber kitchen and dedicated dining area
- Spacious lounge room with modern r/cycle split system
- Tidy wet areas – large bathroom with shower & bath – separate toilet
- Generous covered entertaining area and ample rear & side yard
- Garage UMR with internal access and detached carport
- Quality group and short stroll to beautiful parklands, coffee shops & city centre
- Perfect for investment or retiree

Land size: 357m<sup>2</sup>

Council rates: \$1,653.47 per annum

Council: City of Mount Gambier

Zoning: EN – Established Neighbourhood

Rental estimate: \$340.00 p/week