



## FOR SALE

### MULTI PURPOSES, INNER-CITY PROPERTY FOR LEASE OR BUY

#### Versatile Inner-City Property

This property certainly caters to several buyers. Located in the heart of Mount Gambier, and only being 2 streets from Commercial Street and across the road from Centro shopping centre. Zoned Urban Activity Centre lends itself to a range of opportunities such as offices accommodation or residence (sca)

The property consists of 3 bedrooms that could also be used as offices, large open living area ideal as reception or work area. Ducted reverse cycle keeps the premises the right temperature all year round. A classy modern kitchen with breakfast bar and meals area complements this unique property. There are 2 bathrooms, a laundry area, courtyard plus 2 vehicle spaces. Good condition inside and out with the new owner only putting their own touches for their own needs as accommodation or a great investment property to find a long-term commercial tenant. The vendor is happy to leave some furniture and appliances if needed. Lease details speak with agent. For more information, please contact Peter.

RLA 269823

0 BED | 0 BATH | 0 CAR

#### PRICE:

\$450,000 includes GST

#### OPEN FOR INSPECTION:

N/A



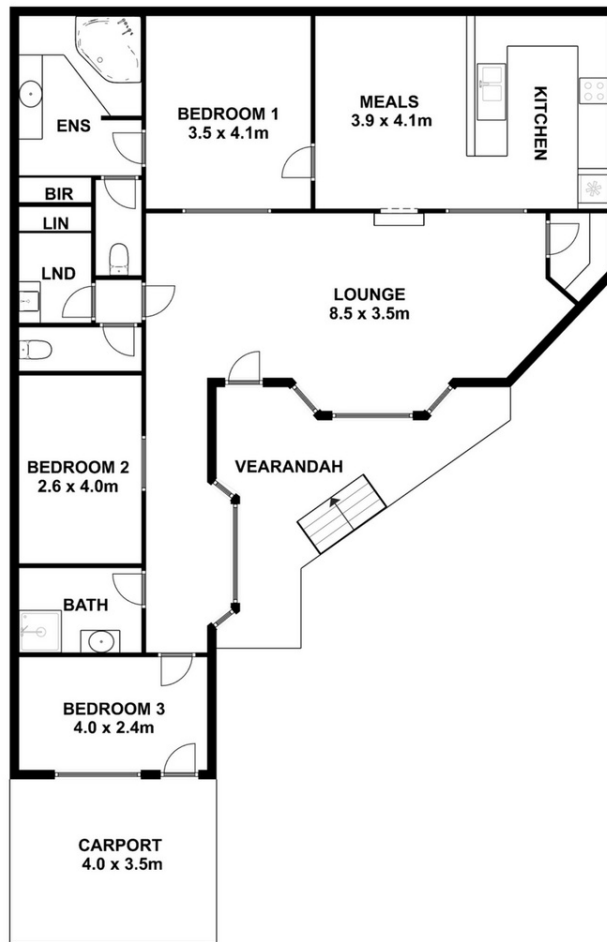
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This drawing is for illustration purpose only. All measurements are approximate only and information intended to be relied upon should be independently verified.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.