



FOR SALE

PERFECT HOME, PERFECT LOCATION.

What a great location, just a short walk to Mount Gambier's Commercial Street. Supermarkets, shops, cafes, and all the required amenities are at your doorstep. It is just the perfect home for the retiree or professional family looking for an easy lifestyle.

Or maybe buy as an investment as the property is currently leased at \$490.00 per week.

Lovingly renovated over the years, the home has a modern kitchen with heaps of bench and cupboards, soft close draws with 900cm oven and hotplates, and a dishwasher.

The kitchen meals area is bright and light with polished timber floors and sliding doors leading to the decking area.

The home has the luxury of a double Colourbond garage approximately 7m x 7m with remote roller doors and great rear access, for boats or caravans, a high private front wall, and a remote gate on the driveway making the home secure and safe.

There is a small yard ideal for pets or grandchildren with a lemon tree, rosemary bush, garden shed, and vegetable patch. The rear yard is complemented by a huge, covered decking alfresco area, well protected from the elements, and can be used to entertain family and friends all year round.

The lounge room is large and has a gas log fire plus ceiling fan, keeping the home comfortable all year round.

There are three bedrooms two have built-in robes and ceiling fans. There is a large laundry and functional bathroom with a separate toilet.

Constructed of solid stone and brick this attractive home in a very handy location, would suit a multitude of buyers.

RLA 269823

3 BED | 1 BATH | 2 CAR

PRICE:

\$550,000 to \$575,000

OPEN FOR INSPECTION:

N/A



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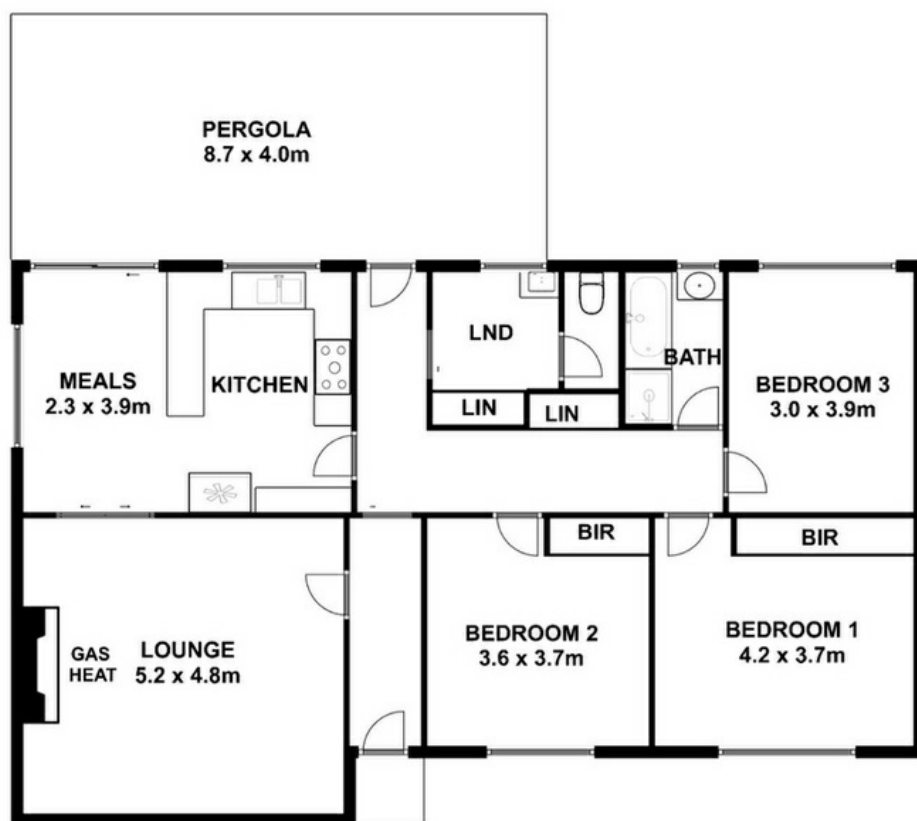
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**12 Crouch Street North
MOUNT GAMBIER**



SHED NOT DRAWN IN TRUE LOCATION



Living :	117 SQ.M
Shed :	49 SQ.M
Pergola :	35 SQ.M
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Total Area :	201 SQ.M

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.