



SOLD

INNER CITY HOME ON HUGE ALLOTMENT

Fantastic opportunity to purchase an affordable home in a great location, just a short distance from Mount Gambier's commercial centre.

This home has been a family residence for the past 67 years and is now seeking another family to enjoy and create lasting memories.

Set on a large allotment measuring 1,071 Sq/m, this property would be ideal for a family with room for children, garage space, or potential development. (sca)

The home is ready to move in and enjoy, featuring new carpets, functional wet areas, and a well-equipped kitchen. It's also perfect for the renovator who wants to bring the home into the 21st century.

The home has three good-sized bedrooms and a formal lounge with a fireplace and slow combustion heating.

A country-style kitchen has a modern electric oven and the charm of a place to sit for meals, chat, relax, and enjoy.

The well-equipped bathroom has a separate step-in shower and bath. A small sunroom porch at the rear of the home is ideal as a mudroom, where you can take your boots and coats off before entering the home.

There is access down the side of the home to a single garage deep enough to have a workshop or storage area.

A massive rear yard with fruit trees is perfect for establishing a family garden, another garage, or an extension to the home.

This one-owner family home is a pleasure to offer, and an inspection is recommended.

RLA 269823

3 BED | 1 BATH | 2 CAR

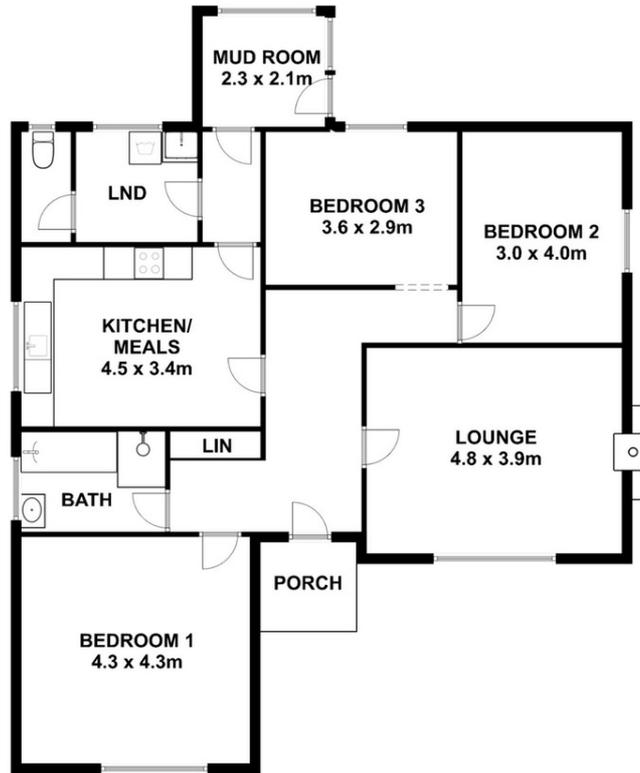
PRICE:
\$450,000

OPEN FOR INSPECTION:
N/A



Peter Dempsey
0418854393
peterdempsey@atrealty.com.au
peterdempseyatrealty.com
RLA: 269823

13 Crouch St North,
MOUNT GAMBIER



Living :	112 SQ.M
Porch :	3 SQ.M
TOTAL AREA :	115 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.