

# Mount Gambier

1 / 23 Elizabeth Street

 **3**  **1**  **1**



## That's Not A Unit!

**NEW PRICE  
\$199,000**

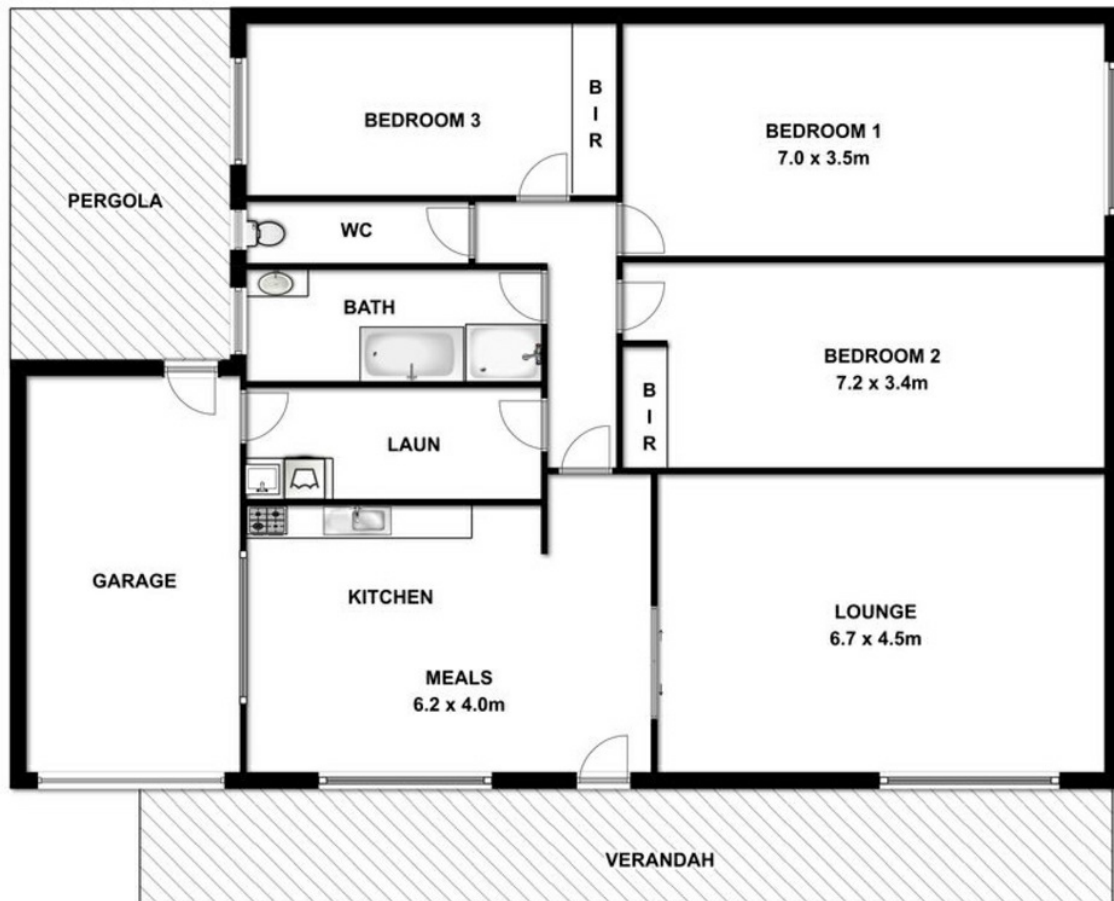
## FOR SALE

"Wow" Check out the size of this unit, more like a house. If you are after a great property in a central location, you won't find better than this well maintained, solid brick & tile unit.

~ Situated at the front of the complex (only 3 in strata), this well cared for home offers 3 bedrooms, open plan kitchen/dining with electric cooking, adjoining lounge with r/c air conditioning, plus a separate bathroom, laundry and WC ~ A single garage provides convenient undercover parking, whilst at the rear of the unit, a low maintenance courtyard is ideal for BBQ's or extra storage ~ Well suited to those looking at downsizing or a fantastic investment to add to your property portfolio ~



Contact: **Al Lamond 0418 849 266**  
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RLA: 282 450



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

#### Extra Information:

Council Rates / \$1138.44 p/a  
SA Water / Approx. \$260 p/qtr  
Emergency Services Levy / Approx. \$73.50 p/a  
Strata / Approx. \$285 p/qtr  
Independent Rental Appraisal / \$280 p/w  
Land Size / 305.3m<sup>2</sup>  
Council / City of Mount Gambier  
Zoning / Residential

NOTE: While every endeavour has been made to verify the correct details in this brochure, neither the Agent nor Vendor accepts liability for any error or omission.