



1 Ann St, Kalangadoo



Market Starter in Kalangadoo

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1 Ann Street; A market starter in tightly held Kalangadoo; A vibrant rural township less than 30 minutes' drive from South Australia's biggest regional centre, Mt Gambier. Nestled on the edge of town, on a corner allotment of 1,078m2, enjoy a sought-after rural setting amongst the neighbouring farms to the South. All this while you are just a short walk to all the Kalangadoo township has to offer; A local Kindergarten and Primary School, thriving sporting complex (football, netball, cricket and bowls), convenience store, rural store, multiple playgrounds, a popular hotel and bottle shop, farmers market and much more.

This property would suit someone looking for a project.

However, this is an outstanding opportunity for the astute investor and for those wanting to break into the property market. The property is priced to sell and has proven rental history, previously tenanted long term for \$180 per week - as is. With some renovations and aesthetic improvements, this property could fetch far more with rental demand high in the area.

The property features 4 bedrooms, bathroom, open kitchen/dining area and a good-sized lounge. There is reverse cycle air conditioning and a slow

Price	SOLD
Property Type	Residential
Property ID	812
Land Area	1,078 m2

Agent Details

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combustion fire – essential in the Southeast.

Outside, a double garage, outdoor area off the rear of the house and a large backyard with a garden shed, rainwater and a bore.

This is an outstanding tree change opportunity. In this thriving regional property market, this rare find surely will not last long.

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