



## 5 Helpmann Avenue Mount Gambier SA

3 1 3

Jason Malseed is excited to present for sale this very neat 3 bedrooms, home in fantastic location. Featuring 3 bedrooms all with built-in wardrobes, master bedroom with split system air conditioning for heating+cooling.

**View** : <https://www.malseeds.com.au/sale/sa/south-east/mount-gambier/residential/house/7328701>

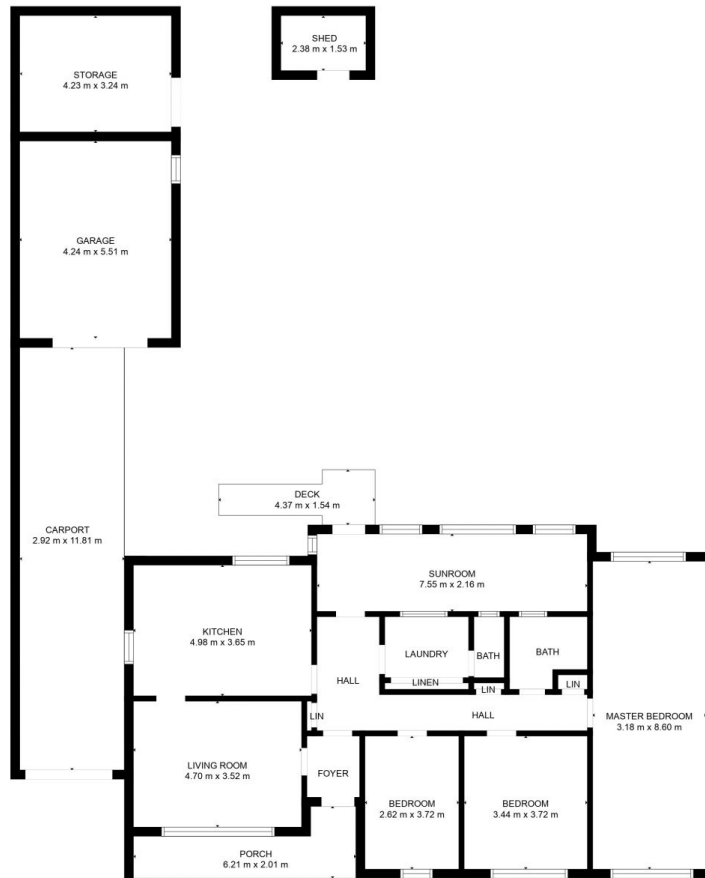
Large family kitchen with electric cooking with eat in dining room. Large lounge room with gas heating and bookshelf. The house is equipped with a separate toilet in the laundry which features the large linen press. At the rear of the home is a large Office/ Sunroom.



**Jason Malseed**  
08 8724 9999

Roller Shutters to rear of property, Single garage as well as a rollerdoored carport protected by the verandah. The enclosed backyard with various additional shedding and tidy yard and gardens is perfect for the green thumb!

A great location walking distance to McDonald Park



GROSS INTERNAL AREA  
 FLOOR 1: 151 m<sup>2</sup>, EXCLUDED AREAS:  
 GARAGE: 23 m<sup>2</sup>, DECK: 5 m<sup>2</sup>  
 PORCH: 8 m<sup>2</sup>  
 TOTAL: 151 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.