

1/40 Jubilee Highway West, Mount Gambier, SA 5290

Unit For Sale

Friday, 15 March 2024

1/40 Jubilee Highway West, Mount Gambier, SA 5290

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 90 m2

Type: Unit



Bianca Taylor

\$249,000 - \$269,000

Ideally situated just a short distance from Mount Gambier's bustling main street and the popular Vansittart Park Precinct, 1/40 Jubilee Highway West offers a convenient lifestyle in a serene setting. This detached unit is part of a small complex of three, providing a private living space within a vibrant community. Freshly painted and with updated lighting throughout, this property is move-in ready. As you step into the property, an undercover entrance leads you into the open plan living/dining/kitchen space, boasting a bay window that overlooks the low-maintenance front yard. This inviting area is equipped with a reverse-cycle air conditioner, ensuring comfort throughout the seasons. The neat and neutral kitchen has been carefully designed to offer modern electric cooking facilities, a double sink, ample cupboard space, and a breakfast bench for casual dining. Transitioning through the unit, a hallway discreetly conceals the bedrooms and wet areas, providing linen storage for added convenience. Both bedrooms are generously sized, with the master bedroom boasting floor-to-ceiling built-in robes for optimal storage. Across from the bedrooms, the bathroom presents a functional layout with a walk-in shower, bath, and vanity. For added convenience, the toilet is located adjacent to the bathroom but is separate for the comfort of occupants and guests. The laundry area is a practical space with a built-in trough, plenty of room for appliances, and direct access to the side yard for ease of use. At the end of the hallway, you will find the garage conveniently integrated under the main roof, complete with an electric roller door. Additionally, the property offers off-street parking in addition to the garage, ensuring ample space for vehicles. Outside, a fully enclosed rear and side yard creates a private and low-maintenance outdoor space ideal for relaxing. Whether you are looking to enter the property market, downsize, or expand your rental portfolio, this property presents an excellent opportunity. Don't miss out – contact Bianca Taylor at 0407 613 346 for more information or to schedule a viewing.

Additional Information:
Land Size: Approx 244m²
Build Size: Approx 90m²
Council Rates: Approx \$1,389.37 per annum
Emergency Services Levy: Approx \$82.65 per annum
Water Supply / Sewerage Rates: Approx \$154 per quarter
Age of Building: Approx 1994
Rental Appraisal: \$330 - \$350 Per Week