

# 100 Lake Terrace East, Mount Gambier, SA 5290



## Sold House

Wednesday, 1 May 2024

100 Lake Terrace East, Mount Gambier, SA 5290

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 736 m2**

**Type: House**



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## Contact agent

This beautifully renovated property on an elevated allotment offers the perfect blend of classic charm and contemporary convenience. Soaked in plenty of natural light, freshly painted outside in "Cotton Cloud" and north facing, this bright and airy home is sure to impress. Upon entry you are greeted by a wide entrance hall with linen cupboard and gorgeous timber floors that run seamlessly throughout to the bedrooms, lounge and dining space. Comprising of three bedrooms all bedrooms have modern blinds and ceiling fans while the main and bedroom 2 have built-in robes. The kitchen/dining area is extremely spacious with the kitchen boasting electric cooking and plenty of cupboard and bench space making meal prep and entertaining a delight. This space welcomes in plenty of natural light, enhancing the polished timber floorboards and creating a warm, inviting atmosphere. A split system air conditioner completes this space and provides the heating and cooling options. A glass sliding door separates the kitchen/dine space from the north facing lounge area with deco cornicing and feature ceiling rose. The renovated modern bathroom is complete with a separate bath, large walk in shower, vanity and toilet. The laundry and rear porch/mud room has also been revamped, including a built-in laundry basin, benchtops, and even a broom cupboard for added convenience. There is also a second toilet to accommodate a busy household. Easy access to a double garage via a deep concrete driveway allows plenty of parking options, while the neat and tidy fully fenced low maintenance backyard with feature raised garden bed becomes the ideal haven for children and pets. The property also includes a powered garden shed, wood shed, 4.8kw solar system, 12 month old water softener, electric hot water service and rainwater tank. Close to Swallow Drive Shopping Centre and Grant High School, this move-in-ready residence is an ideal proposition for first-home buyers, investors, or downsizers seeking a walk in ready home with all the hard work done! Extra Information: Council Rates / \$1,504.25 p/a SA Water Supply Charge / \$74.20 p/qtr SA Water Sewer Supply Charge / \$79.50 p/qtr Emergency Services Levy / \$89.90 p/a Independent Rental Appraisal / \$400-\$420 p/w Land Size / 736m<sup>2</sup> Council / City of Mount Gambier Zoning / Suburban Neighbourhood Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. Please read the Consumer and Business Services Form R7 [http://www.cbs.sa.gov.au/assets/files/form\\_r7\\_warning\\_notice.pdf](http://www.cbs.sa.gov.au/assets/files/form_r7_warning_notice.pdf) in reference to any financial or investment advice contained within this communication. Liability limited by a scheme approved under Professional Standards Legislation.