

101 Jubilee Highway West, Mount Gambier, SA 5290



House For Sale

Friday, 15 March 2024

101 Jubilee Highway West, Mount Gambier, SA 5290

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1161 m2

Type: House



Toni Gilmore
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\$399,000 - \$419,000

Calling all history buffs, astute investor and first home buyers! This delightful cottage built in 1900's offers a unique blend of character, modern convenience, and endless possibilities. Nestled within walking distance to the heart of Mount Gambier, it's the perfect first place to call home, start or add to your investment portfolio, create a delightful bed and breakfast or invest in a Air Bnb opportunity (Subject to Council Approval) - the list goes on! The classic facade with timber front deck oozes charm, while all the modern upgrades ensures comfortable living. Inside there are three cosy carpeted bedrooms, a renovated and spacious kitchen and meals area, a cosy lounge room space with near new reverse cycle air conditioner and functional neat and tidy laundry, bathroom and separate toilet. The impressive barn door becomes the star of the show and separates the kitchen/meals area from the wet areas. A sliding door from the kitchen/meals opens up to a fabulous timber decked entertaining area which over looks the expansive backyard and beyond, including views of the Centenary tower and the twinkle of lights throughout the night! The huge allotment of approximately 1,162m² offers endless possibilities! Let your imagination run wild with what you could do potentially to utilise the space! Its a blank canvas to create something special! In addition there is an single lock up garage plus separate room ideal for further storage or previously used as a "sleep out". When it comes to location, imagine an easy stroll downtown to the main shopping precinct, parks, hotels and cafes- nothing isn't within reach! Numerous upgrades have been completed throughout, which are sure to be appreciated. A comprehensive list is available to view. A property with potential and endless possibilities - its an opportunity you wont want to miss! Contact Toni Gilmore on 0402 356 905 to find out more. Extra Information: Council Rates / \$1,264.91 p/a SA Water Supply Charge / \$74.20 p/qtr SA Water Sewer Supply Charge / \$79.50 p/qtr Emergency Services Levy / \$74.75 p/a Independent Rental Appraisal / \$370-\$385 p/wk Build Year / 1900 Land Size / 1,161m² 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 in reference to any financial or investment advice contained within this communication. Liability limited by a scheme approved under Professional Standards Legislation.