

**108 Jubilee Highway East, Mount Gambier, SA 5290**



**House For Sale**

Wednesday, 14 February 2024

108 Jubilee Highway East, Mount Gambier, SA 5290

**Bedrooms: 4**

**Bathrooms: 2**

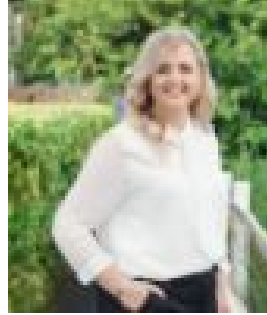
**Parkings: 2**

**Area: 726 m2**

**Type: House**



Tahlia Gabrielli



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**\$375,000 - \$415,000**

Ray White Mt Gambier is pleased to present 108 Jubilee Highway East, Mount Gambier, for sale. This property will appeal to investors with the benefit of a spacious three-bedroom home and an external retreat that is fully equipped for accommodation. Entry to the property is via a paved double driveway accessing a secure garage that flows through to a rear entertaining area. It has secure double roller doors and an arched gate entry to the verandah. A neat, low-maintenance grassed garden sits in front of a paved verandah that leads into the home via a timber-frame French door. Inside, an entry hall accesses a front-facing double bedroom to the right and the living room to the left, via a sliding door. The bright bedroom is carpeted in soft grey to compliment the décor and benefits from a ceiling fan that sits at the centre of a classic plaster rosette. A slow-combustion wall heater is positioned within the original fireplace - now surrounded by floor-to-ceiling timber robes offering abundant storage. The large window offers roll-down blinds for privacy. A linen press and bathroom sit directly behind the bedroom. The bathroom features original terrazzo flooring, pale pink tiles, a bath with a separate shower and a large wall mirror. A timeless white vanity with storage cabinets and drawers sits beneath a large, frosted window that offers natural light. The living room and dining area opposite also feature soft grey carpets, large windows with blind coverings, and downlights and benefit from a large reverse cycle air conditioner that is positioned to flow through to the adjoining kitchen/diner accessed by an arched cutaway. The kitchen offers solid timber cabinetry and benchtops with above and below-bench storage and an island breakfast bar. A single sink with double drying racks sits underneath a large window that overlooks the alfresco entertaining area. An updated white tiled splashback runs the full width of the benchtops and around to a built-in electric oven and ceramic hotplate. A built-in pantry sits on the other side of the original larder recess, ensuring abundant storage. Two double bedrooms and a laundry/bathroom sit at the rear of the home, just off the kitchen. The wet area is fully tiled and retains the original pebbled flooring, with pale marble tiles on the walls and the large walk-in shower area that offers an adjacent vanity. The toilet is concealed for privacy and there is a built-in wash basin, a linen press, and an area for a washing machine and dryer. Bedroom three sits opposite the bathroom and offers a built-in robe, a ceiling fan and a timber frame window with blinds. The rear bedroom features a wall-to-wall built-in robe, a large window with blinds coverings and a reverse cycle air conditioner for comfort. Both bedrooms also offer soft grey carpets and pendant lighting. An external door accesses the porch and a large, decked barbeque and entertaining space. The deck sits before the 'retreat' at the back of the property. This converted space offers contemporary accommodation including floating floors, reverse cycle air conditioning and a gas log fireplace with a marble tiled hearth. A modern kitchenette is equipped with white cabinetry, marble-look benchtops, a stainless-steel, bowl-look sink and a free-standing electric oven and cooktop with a range. Large windows look from the living area/bedroom onto the decking, while a modern bathroom with a shower, a toilet and a floating vanity looks onto a spacious grassed garden with established fruit trees. This space is ideal for guest accommodation, holiday-let income, or a studio for a grandparent or returning children. This property is ideally located for rental or families with school-age children. It would make a fantastic investment with the benefit of the studio making it a versatile home to market. Contact Tahlia and the team at Ray White Mt Gambier to learn more and to book a viewing today. RLA - 291953 Additional Property Information: Age/ Built: 1950 Land Size: 726m<sup>2</sup> Council Rates: Approx. \$335 per quarter Rental Appraisal: A rental appraisal has been conducted of approximately \$400 - \$440 per week