

**23/184 Jubilee Highway West, Mount Gambier, SA  
5290**



**Sold House**

Friday, 15 March 2024

23/184 Jubilee Highway West, Mount Gambier, SA 5290

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 342 m2**

**Type: House**



Alistair Coonan

0422156363

**\$345,000**

Ray White Mt Gambier are pleased to present 23/184 Jubilee Highway West, Mt Gambier for sale. Positioned on a corner allotment in the tidy estate of Finchley Grove, 23-184 Jubilee Highway West in Mount Gambier offers a fantastic opportunity to get into the property market at an accessible price point, with proven rental returns in a well-established community setting. Entering the home you're greeted by a bright and inviting open living, kitchen and dining space, benefiting from loads of natural light and comforted by reverse cycle air conditioning. The kitchen includes a large centre island providing great storage and bench space, with modern appliances including gas cooktop, electric oven and dishwasher. Offering 3 well sized bedrooms, the master bedroom includes built in wardrobes and direct access to the large two-way bathroom, with walk in shower, bathtub, large vanity space and convenience of separate toilet. The remaining 2 bedrooms also include built in wardrobes. Internal areas are completed with a laundry offering external access, ample bench space and linen storage. Outside of the home, a spacious paved pergola provides a great courtyard to entertain in a low maintenance rear yard. The remote roller access single garage also provides internal entry UMR and secure parking for your vehicle. Services to the property include mains gas cooking and instant gas hot water with temperature control to the kitchen and bathroom, mains water and sewer and water softener. Currently tenanted at \$430 per week on a fixed lease to June 2024, this property offers steady rental return, or a flexible timeframe that could suit an owner occupier too. Contact Alistair to arrange your viewing today. Additional Property Information: Approx Property Age: 2010 Land Size: 342sqm Council Rates: \$366 per quarter Water Rates: approx. \$197 per quarter Strata Rates: \$196 per quarter Rental Appraisal: The property is currently leased at \$430 per week