

4/184 Jubilee Highway West, Mount Gambier, SA 5290

Unit For Sale

Friday, 8 March 2024

4/184 Jubilee Highway West, Mount Gambier, SA 5290

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 66 m2

Type: Unit



Bianca Taylor

\$279,000 - \$299,000

**** Due to strong interest & a number of offers being negotiated, we now ask for all Highest, Best & Final Offers to be presented by 3pm Friday 22nd March 2024 ****Situated in the popular Finchley Grove sub-division on the Western side of Mount Gambier, this property at 4/184 Jubilee Highway West offers a blend of convenient living and low-maintenance appeal. Nestled just a stone's throw away from essential amenities such as Killara Food Centre, Collins Court Butcher, a laundromat, pharmacy, and the local Western Tavern, residents enjoy the ease of peaceful living within reach of town facilities. Upon arrival, you are greeted by the inviting yet easy-care front yard set on a 300m² allotment. A concrete driveway leads to the single garage seamlessly integrated under the main roof, complemented by additional off-street parking on a pebbled space. An impressive portico marks the entrance, setting the tone for the comfortable living awaiting inside. Step into the carpeted living space featuring a reverse-cycle air-conditioner, offering the perfect retreat for relaxation. This central hub flows into the tiled dining and kitchen area, designed for practicality and style. The modern kitchen, adorned with a neutral colour scheme, is a functional space equipped with a gas cooktop, under-bench oven, and dishwasher for a seamless culinary experience. Adjacent to the kitchen, the garage provides direct internal access and doubles as a convenient laundry area, complete with modern cabinetry, a built-in trough, and ample space for a washing machine. Moving to the other end of the home, a hallway discreetly houses the bedrooms and wet areas, with the master bedroom featuring built-in robes and the second bedroom offering a cosy retreat. The bathroom exudes a neutral aesthetic and features a bath, walk-in shower, and vanity for utmost comfort whilst the toilet is separate for convenience. Returning to the heart of the property, the living area opens up to an undercover alfresco space with a pitched roof, providing a sheltered area to enjoy year-round. Overlooking an artificial turf area, this outdoor retreat allows for outdoor enjoyment without the hassle of constant upkeep. Ideal for investors, Airbnb hosts, busy professionals, first-time homebuyers, or downsizers, this property caters to a wide range of lifestyles. For more information or to schedule a viewing, please contact Bianca Taylor at 0407 613 346. Additional Information: Land Size: Approx 300m² Build Size: Approx 66m² Council Rates: Approx \$342 per quarter Emergency Services Levy: Approx \$86.15 per annum Water / Sewerage Rates: Approx \$154 per quarter Community Corporation: Approx \$181 per quarter Age of Building: Approx 2013 Rental Appraisal: \$315 - \$330