

**5/48 Lake Terrace East, Mount Gambier, SA 5290**



**Apartment For Sale**

Tuesday, 30 April 2024

5/48 Lake Terrace East, Mount Gambier, SA 5290

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Alistair Coonan  
0422156363

**\$240,000 - \$250,000**

Ideally positioned in a group of 11 solid units close the Lakes area of Mount Gambier, 5-48 Lake Terrace East offers a fantastic opportunity for those looking to get into the property market at an achievable price in a well sought after area. Built approximately 1973, this solid brick and tile unit offers 2 bedrooms, the large master at the front of the property including built in wardrobes, and both bedrooms are carpeted. The lounge takes in east facing morning light through the large window, and is comforted all year round with reverse cycle air conditioning plus a separate electric heater. At the rear of the unit, the kitchen and separate dining space benefit from the afternoon sun, with gas cooking. Wet areas include a walk in shower and separate bath tub, plus convenience of a separate toilet. The laundry area includes linen closet, and rear ramped access to a paved courtyard. External features also include a spacious private garage at the front with lockable roller door for vehicle or personal storage. Services to the property include town water, sewer and gas supply, with instant gas hot water to the property. A short walk to the popular Lennon's Deli on Lake Terrace, and close to both the Lakes Precinct as well as the CBD of Mount Gambier - a great location for any type of buyer, or a solid rental opportunity for the investor. Contact Alistair to arrange your viewing today. RLA - 291953

**Additional Property Information:** Approx Property Age: 1973 Land Size: 113sqm Council Rates: \$304 per quarter Strata Rates: \$284 per quarter Rental Appraisal: A rental appraisal has been conducted of approximately \$280 - \$300 per week