

**7/55 Jubilee Highway, Mount Gambier, SA 5290**



**House For Sale**

Thursday, 21 March 2024

7/55 Jubilee Highway, Mount Gambier, SA 5290

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Sarah Barney  
0887264400

**\$159,000 - \$169,000**

Elders Mount Gambier is pleased to present 7, 55 Jubilee Highway East, Mount Gambier, for sale. It is currently rented out at \$200 per week until 6/9/24. The property sits within an apartment complex and comprises a one-bedroom unit with a private parking space and a small courtyard. It benefits from a prime location for accessing supermarkets, healthcare and public transport and is within a short walk of Woolworths Mount Gambier and McDonald Park. Looking to add a passive revenue stream to your income? This could be a fantastic opportunity to capitalise on a centrally located dwelling with the bonus of a parking space and easy access to all of Mount Gambier's amenities. The unit is well-maintained and would appeal to investors looking to add to a rental portfolio – or someone looking to enter the property market for the first time. Access to the complex is via a driveway that peels off Jubilee Highway and wraps around a central garden, accessing the unit, which sits centrally at the far end - well off the road and away from passing traffic. Enter the unit through a powered, concrete carport and walk directly into the front-facing living room. This spacious room is painted white for a light and fresh feel. It is carpeted in grey and features reverse-cycle air-conditioning that comforts the whole unit. A central hall accesses the bedroom directly behind the living area. The double bedroom is carpeted and offers pendant lighting and a large window with Venetians offering natural light and privacy. The kitchen/dining area sits opposite. The contemporary space has floating floors and stylish white cabinetry above and below the benches. It accommodates a single sink and a gas oven with a gas cooktop. The kitchen provides an exhaust fan and room for a dining table. A laundry sits at the rear of the kitchen, facing the courtyard, which it accesses via an external door. It offers a built-in wash trough and has bench space and room for storage. The bathroom sits opposite, accessed from the hall. It overlooks the rear yard and features a vanity with a basin, a shower and a toilet. The rear yard features a small, covered porch area, planter boxes and a low-maintenance sitting area. This property is ready to rent immediately, with a rental appraisal and further details available upon request. It would be ideally suited to FIFO contractors, students, single occupants or couples and is in a convenient area for those working in the centre of Mount Gambier. Contact Sarah Barney at Elders Real Estate, Mount Gambier, to learn more and book a viewing of the unit and surrounding complex.