

10A Lake Terrace West, Mount Gambier, SA 5290



House For Sale

Saturday, 29 June 2024

10A Lake Terrace West, Mount Gambier, SA 5290

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 283 m2

Type: House



Tahlia Gabrielli
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\$499,000 - \$549,000

Ray White Mount Gambier is pleased to present for sale 10A Lake Terrace West, Mount Gambier. This immaculate modern townhouse offers lakeside living with stunning views and low-maintenance convenience. Currently being utilised as an up-market Airbnb, it's an immaculate property perfect for investment with the potential to continue Airbnb accommodation. The kitchen is a highlight, featuring beautiful views, stainless steel appliances, a white tiled splashback, and a double sink for convenience. It also boasts a gas cooktop and an island bench that provides additional seating space. The bright and inviting open dining and living area offer magnificent city views and are comforted throughout with ducted heating. The kitchen's white modern cabinetry provides ample storage. The living and dining area is bright and inviting, with large windows that showcase the city views. The white bathroom features grey benchtops, a large mirror, and a vanity with great storage. All bedrooms are carpeted for comfort, ensuring a cosy environment. Outside, the property includes a paved driveway with an undermain roof car garage. The secure lower level entrance leads to a low-maintenance front yard. Inside, a long tiled hall leads to three good-sized double bedrooms with large windows that let in plenty of light, one of which has the convenience of built-in robes. The family bathroom, situated between the bedrooms, includes a separate bath and shower and a separate toilet for privacy. There is also a good-sized laundry room with plenty of storage and access to the private lower garden with a covered lower balcony. A gorgeous wooden staircase ascends from the lower level entry to the top floor, where the views over Mount Gambier are truly impressive. The main open-plan living space includes a kitchen, diner, and lounge room that benefit from wooden floorboards and down lighting, enhancing the sense of space. Large windows on both sides extend the view to a large private balcony, perfect for evenings enjoying the sunset and entertaining. The kitchen impresses with stainless steel appliances, including a dishwasher and gas stove over oven, and provides plenty of cupboard space. The kitchen top sits high with a clear separation from the living space, and the stylish modern design gives this townhouse real appeal. At the far end of the kitchen, you will find the master bedroom with a large ensuite and built-in robe, complemented by more large windows inviting the view. In addition to these features, the property offers ducted heating throughout and a secure garage with an electric roller door and additional downstairs storage space. The combination of practicality, modern living, and a superb location makes this townhouse a worthy investment. There is the added benefit of purchasing W.I.W.O if desired which is perfect for short stay accommodation option. Contact Tahlia and the Ray White Mt Gambier team to learn more and to book your viewing today. Additional Property Information: Age/ Built: 2007 Land Size: Approx. 283m² Council Rates: Approx. \$443 per quarter Rental Appraisal: A rental appraisal has been conducted for approximately \$