

**7 Highland Drive, Mount Gambier, SA 5290**

**House For Sale**

Thursday, 11 July 2024



7 Highland Drive, Mount Gambier, SA 5290

**Bedrooms: 8**

**Bathrooms: 6**

**Parkings: 4**

**Area: 883 m2**

**Type: House**



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## Expressions Of Interest By 12pm 20th August 24

EXPRESSIONS OF INTEREST BY TUESDAY 12PM 20TH AUGUST 2024 (UNLESS SOLD PRIOR) Ray White Mt Gambier is pleased to present 7 Highland Drive, Mount Gambier, for sale. This recently completed build comprises two attached homes that are a mirror image, with 7A and 7B Highland Drive providing the opportunity to purchase two homes on one title. The modern construction makes them ideal for rental investment, with a high return expected. The property sits near the Mount Gambier District Health Service, The Hawkins Clinic on Pine Hall Avenue, The Mount Gambier Marketplace and Tasman Court. Families and professionals will be catered for with stunning luxury living and dining areas, ample parking and delightful views from the top level. The property is accessed via double Hotmix driveways leading to the double garages and the first-floor entries, both with stone gardens and a solid picket fence separating them. The homes provide staircases at the rear, leading from the ground-floor deck to the balcony entry, and feature natural stone and painted weatherboard exteriors. The first floor features timber-look floors and modern pendant lighting extending from the entry hall to an open-plan kitchen, dining, and living area. A front-facing office sits immediately off the entry, with a storeroom behind and an internal entry from the garage opposite. The stylised kitchens offer a breakfast bar with marble-look worktops, a Velux window, a double sink and a dishwasher. The kitchens vary between graphite and white sinks and gold and black fittings. The rear cabinetry and cooking area boasts above-and-below-bench storage with seamless soft touch doors. Top-of-the-range stainless-steel appliances include an electric oven with cooktop and a concealed range with a tiled splashback. The pantry sits adjacent to a large fridge recess, is accessed via a sliding door, and offers convenient built-in shelving. Cabinetry colour schemes differ between the properties-ensuring unique and contrasting spaces. The living and dining areas overlook the rear deck, are accessed via sliding glass doors, and comfort the home with reverse-cycle air conditioning. They access the staircase, a private toilet, and the main bedroom. The spacious bedroom is carpeted and comforted with a modern ceiling fan. It benefits from views of the rear garden and has a large, fitted walk-in robe and a stunning ensuite bathroom. The ensuite is tiled in mixed, on-trend tiles. It has a luxury walk-in rain shower, a vanity with storage, a mirror, and an above-bench bowl basin with modern tapware. The ground floor accommodates two double bedrooms that are carpeted and provide mirrored built-in robes, ceiling fans and large windows. A spacious lounge accesses the modern laundry and adjacent bathroom. The laundry is tiled and has a full-width bench with a wash basin and ample under-bench storage. The family bathroom features a modern bathtub under large, frosted windows, a gorgeous vanity with storage, timber worktops, an above bench basin, luxury fittings and tapware and a luxurious walk-in frame glass rain shower. The toilet sits separate for privacy and convenience. While both homes are nearly identical, creative design and attention to detail has resulted in each having a distinctive character and atmosphere. One is decorated with organic lighting fittings and gold fixtures, and the other has modern lighting features and colour schemes. Both homes have stunning tiling inside and out with a mixture of period detail, contemporary architecture and stunning neutral tones. The outdoor areas are superb for entertaining and enjoying alfresco dining with friends and family-offering low maintenance living, gorgeous views and space to relax and enjoy the sunshine. These luxury homes are hot property-sure to attract many potential buyers. Contact Tahlia and the Ray White Mt Gambier team to learn more and to book a viewing today. RLA 291953 Additional Property Information: Age/ Built: 2024 Land Size: 883m<sup>2</sup> Rental Appraisal: A rental appraisal has been conducted for approximately \$620 to \$650 each per week