

9/48 Lake Terrace E, Mount Gambier, SA, 5290



Unit For Sale

Saturday, 10 August 2024

9/48 Lake Terrace E, Mount Gambier, SA, 5290

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Leearna Roberts
0417919330

Solid Unit Close to the Blue Lake

Ray White Mt Gambier is pleased to offer unit 9, 48 Lake Terrace East, Mount Gambier, for sale.

This spacious, unit is located close to the famous Blue Lake and surrounding parks, reserves and lookout points. The two-bedroom home sits nearby to supermarkets, cafes and transport links. It is accessed via a shared driveway that culminates at the rear of the apartment complex, where the unit is tucked away from the main road for privacy and security. The driveway leads to a single-car garage, with electric entry, under the main roof.

The garage has an internal door leading through the laundry for convenience.

The main entry to the unit steps up into a front-facing lounge room that accesses both bedrooms to the left. The main bedroom overlooks the front of the property and benefits from a wall-to-wall built-in robe. Both bedrooms are comforted with neutral carpet and offer pendant lighting, large windows with curtain coverings and neutrally decorated walls and ceilings.

The lounge room has a large window with an awning for privacy and is comforted with neutral carpets, reverse cycle air-conditioning and gas heating. It leads into the open-plan kitchen and dining room via a sliding door.

The kitchen offers solid cabinetry with abundant storage. It has a double sink overlooking the side of the property via large windows that invite natural light and are covered with bamboo blinds. There is a stand-alone oven with an electric cooktop and a breakfast bar for added bench space. Bamboo timber flooring flows from the kitchen to the dining area, where pendant lighting sits above the eating area. Large windows allow natural light and a view of the quaint and attractive outdoor space.

A second sliding door leads from the kitchen to the rear hall, which accesses the tiled laundry room and bathroom at the far end.

The laundry has a wash trough and an external door for convenient access outside. The bathroom has a separate toilet for privacy and a shower room with a shower and a separate bath with convenient overhead shelving. A modern vanity with storage sits below a large window offering natural light and blinds for privacy.

The outside area is paved with a stone garden for low-maintenance green spaces. High fencing and a high brick wall ensure residents and visitors feel secure and separated from neighbouring apartments.

Contact Tahlia Gabrielli at Ray White Mt Gambier, to learn more about this affordable investment opportunity. RLA 291953

Additional Information:

Land Size: 111m²

Build Year: 1973

Council Rates: Approx. \$358.01 per quarter

Strata Rates: Approx. \$284 per quarter

Rental Appraisal: The property is currently leased at \$260 per week until 07/12/2024 with an updated rental appraisal of \$300 to \$330 per week