

1/8E Lake Terrace West, MOUNT GAMBIER, SA 5290

Executive lakeside living with views

This four-bedroom luxury townhouse is located at 1/8 E Lake Terrace West, Mount Gambier. It offers unrivalled views over Mount Gambier Valley Lake, with views of the Blue Lake beyond. The home sits opposite the War Memorial and Hoo Hoo Lookout within the council reserve, providing lots of green space to wander and explore. It is close to popular cafes, the central shopping district and Reidy Park Primary School.

The low-maintenance townhouse offers contemporary living within beautiful surroundings. It is accessed via a paved driveway with a secure, single-electric-door garage under the main roof. A stylish portico protects a central entry with an attractive, minimalist front garden.

A tiled central hallway offers access to two double bedrooms, a laundry and a family bathroom. A third double bedroom is accessed from the rear balcony and the garage via an internal door. This bedroom could also be utilised as a home office, study or even a yoga room (not duct in this area). Each room benefits from carpets, ducted heating, and large windows. The front-facing room overlooks the reserve, while bedroom two looks onto the lower deck and benefits from built-in robes.

The ground-floor bathroom separates the bedrooms and boasts a separate bath and shower, a vanity unit and a separate toilet for privacy. The modern bathroom design suits all lifestyles and has the added convenience of a laundry room opposite. This space offers storage, a built-in trough and external access to a private garden and

TYPE: Sold

INTERNET ID: 300P104876

SALE DETAILS

\$469,000.00

CONTACT DETAILS

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stunning covered balcony for year-round enjoyment.

A gorgeous wooden staircase ascends from the lower-level entrance to the top floor, where the home benefits from dual-aspect windows that take in stunning views. An alfresco balcony with sliding glass doors provides the ideal spot to bask in the morning sun, which you can watch set in the evenings with the tranquillity of the city skyline and lights directly ahead.

Inside, an open-plan living space with floating floorboards accommodates a family room, dining area and a stylish and cleverly designed kitchen with a breakfast bar-island bench. The kitchen blends into the living area, creating a spacious upper-level feel. It offers modern white cabinetry with a white tiled splashback surrounding stainless steel appliances, including a gas cooktop and oven. A dishwasher sits opposite, underneath a double sink, for convenience.

The master bedroom sits at the far end of the top floor. It boasts a large ensuite with vanity storage, a full-width mirror, a shower and a toilet. The room also offers a built-in robe and a huge window designed to make the most of the view.

Ducted heating and reverse cycle air-conditioning ensure the property is comfortable all year round. The garage offers a rear storage area in addition to the car space making this home practical, functional and a fantastic investment for rental or living with the family.

Contact Sarah Barney at Elders Real Estate, Mount Gambier, to learn more about this property and to book your viewing without delay.

Extra Information:

Council Rates approx. \$410 per quarter

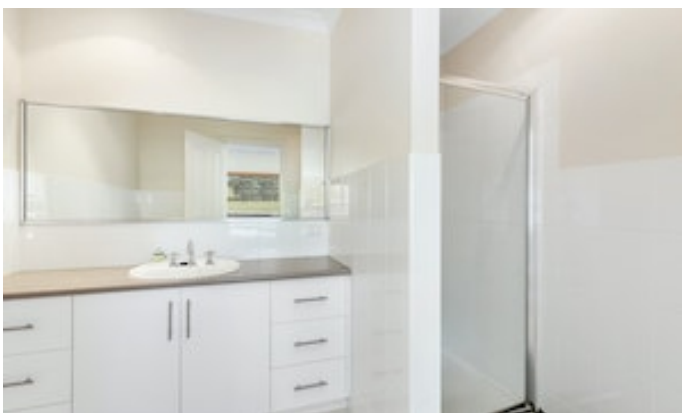
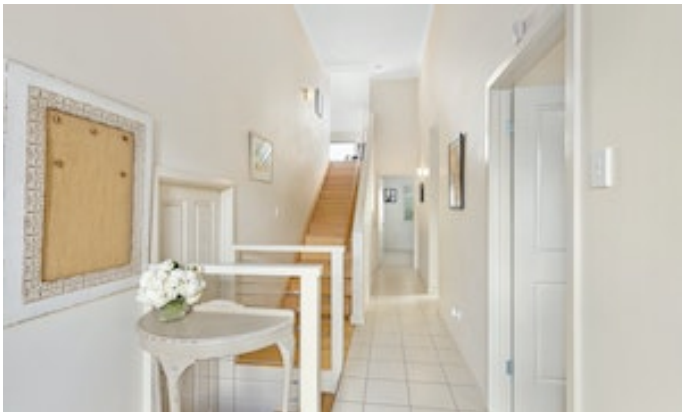
Emergency Services Levy / \$99.10 last year

Land Size / approx. 283m²

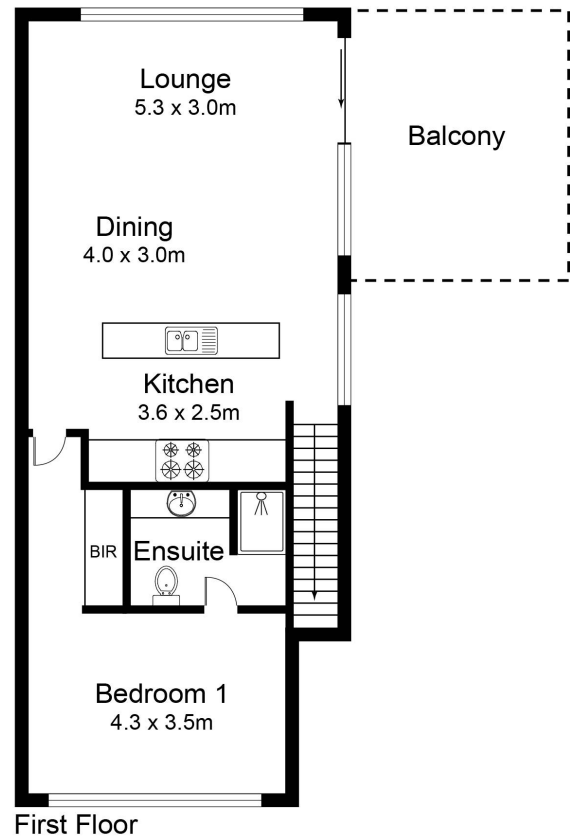
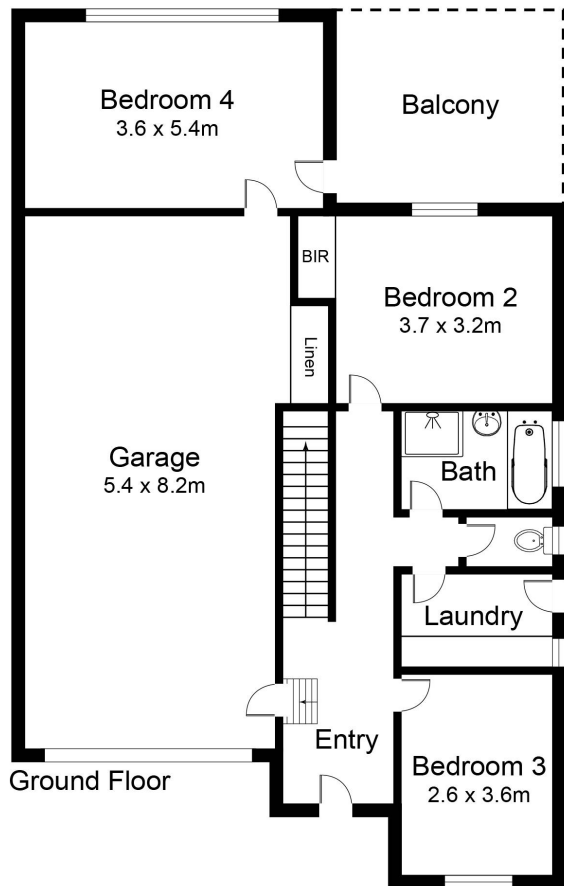
Build Year / 2007

Council / City of Mount Gambier

- Bedrooms: 4
- Bathrooms: 2
- Double garage







Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan