



## 12 Lake Terrace West, MOUNT GAMBIER, SA 5290

### Timeless Character, Thoughtfully Updated with Sweeping Views

Rich in history and beautifully reimagined for modern living, this circa 1890 residence offers a rare opportunity to secure a home of genuine character in a tightly held blue ribbon location.

Set on a generous 805m<sup>2</sup> allotment, the home has been tastefully updated throughout, blending contemporary comfort with preserved heritage charm. From its striking facade to the warm, inviting interiors, every detail reflects a careful balance of old and new.

Inside, the flexible floorplan reveals four bedrooms, two bathrooms and multiple living zones, thoughtfully designed across two distinct areas of the home. This unique layout is ideal for growing families, multi-generational living or shared accommodation, providing both connection and privacy when needed.

At the heart of the home, the updated kitchen offers functionality and style, seamlessly connecting to the meals and living areas. Character features such as high ceilings, timber accents and fireplaces are complemented by modern finishes, creating spaces that feel both timeless and comfortable.

**TYPE:** For Sale

**INTERNET ID:** 300P194734

#### SALE DETAILS

**\$779,000 - \$809,000**

#### CONTACT DETAILS

**RLA62833**

9 Bay Road  
MOUNT GAMBIER, SA

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Step outside to enjoy elevated views from multiple vantage points, including the expansive balcony and outdoor entertaining areas-perfect for relaxing or hosting while taking in the surrounding landscape.

Additional features include:

- Electric gated entry for privacy and security
- Double car accommodation plus additional off-street parking
- Powered shed with concrete flooring at the rear of the driveway
- Generous yard space with established gardens
- Split-level design enhancing separation and flexibility

Positioned in a highly sought-after pocket with a strong track record of recent sales at or above the \$1 million mark, this is an exceptional opportunity to secure a character home at an accessible price point.

Offered at \$779,000 - \$809,000, this property represents outstanding value in a tightly held location.

A home of this calibre, combining history, flexibility and lifestyle appeal, is rarely offered and will attract strong interest

Council - City of Mount Gambier

Built Year - 805m2

Year Built - Approx. 1890

Council Rates Approx. \$490 Per Quarter

- Land Area 805.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2









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This drawing is for illustration purpose only. All measurements are approximate only information intended to be relied upon should independently verified.

