



# FOR SALE

## MODERN TOWNHOUSE

Set within Mount Gambier's tightly held Lakes precinct, this four-bedroom townhouse rises above the ordinary.

It's a home that reveals itself layer by layer: warm, inviting, beautifully finished and designed for everyday life.

The entrance hallway opens into a generous, light-filled space that is the gateway to multiple levels, leading upstairs to the living room or through to the 2nd, 3rd & 4th bedrooms and garage. Upstairs the open-plan kitchen, living and dining zone becomes the heart of the home, a place where people gather, connect and unwind. The kitchen is a standout feature. Its large island bench anchors the space, offering both functionality and style. Quality appliances, gas stove, electric oven and modern finishes make it a joy to cook in, entertain in and simply admire. Leading out from the living room, the home reveals its most breath-taking feature, a private entertaining deck with views over Mount Gambier city and beyond. From sunrise to sunset, this space transforms the way you live. Morning coffees, evening drinks, quiet reflection, weekend entertaining it's a sanctuary above the city, framed by the iconic crater lakes.

The upper-level master suite is a peaceful retreat with built-in robes and a stylish ensuite. Two lower-level bedrooms provide comfort for family or guests, one complete with built-in robes and a newly added fourth bedroom at the rear of the garage expands the home's potential it is ideal as a guest room, home office, teenager's retreat or private studio.

RLA 269823

Council Rates Approx \$2125.18pa last financial year (2026/27 not declared)

Emergency Services Levy Approx \$105.00pa

SA Water \$830.80pa last financial year (2026/27 not declared)

Zone: Suburban Neighbourhood - SN

Year Built: 2007 approx.

Community Title: no meetings or funds collected. Shared Common Property Insurance: TBA

4 BED | 2 BATH | 2 CAR

### PRICE:

Expression of Interest by 7th August 2026 USP

### OPEN FOR INSPECTION:

N/A



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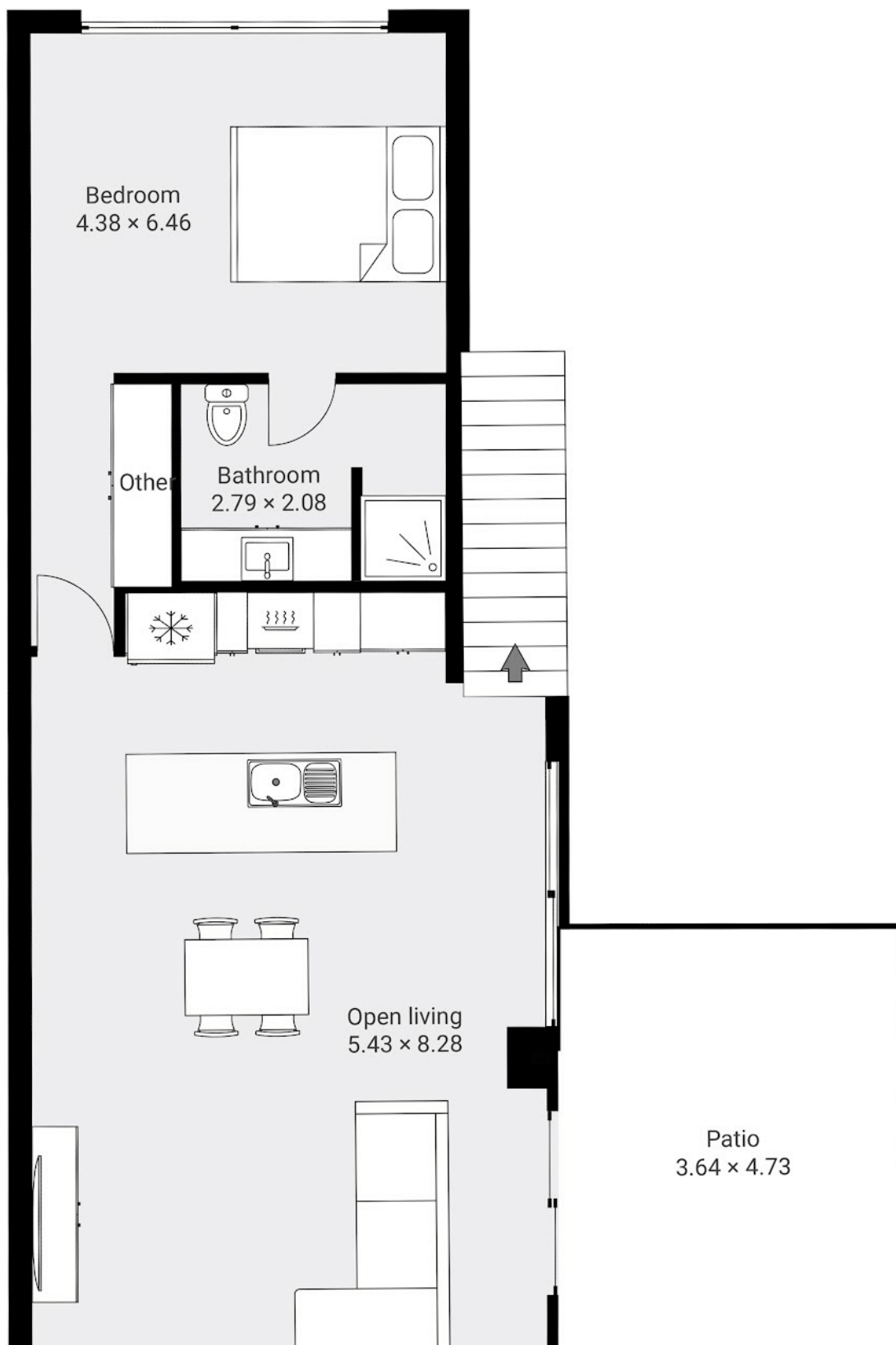
RLA: 269823

## 10b Lakes Tce West

10B Lake Terrace West, 5290 Mount Gambier, South Australia, AU  
TOTAL AREA: 210.50 m<sup>2</sup> • LIVING AREA: 135.17 m<sup>2</sup>

### ▼ 1st Floor

TOTAL AREA: 84.69 m<sup>2</sup> • LIVING AREA: 67.49 m<sup>2</sup>



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

This floor plan is for illustrative purposes only.  
It is recommended to independently verify all measurements and dimensions before making any decisions based on this plan.

0 1 2 3m 1:64

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