

1-3/14 Pick Avenue, Mount Gambier, SA 5290



Block Of Units For Sale

Thursday, 25 April 2024

1-3/14 Pick Avenue, Mount Gambier, SA 5290

Bedrooms: 7

Bathrooms: 3

Parkings: 3

Type: Block Of Units



Sarah Barney
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\$669,000 - \$689,000

Elders Mount Gambier is pleased to present 1-3, 14 Pick Avenue, Mount Gambier, for sale. The property consists of 2, two-bedroom apartments and 1, three-bedroom apartment. Each is attached, with the larger accommodation sitting at the far end - furthest from the roadside. A carport is accessed from the front driveway and provides a car space for each unit. Unit 3 (3 bedroom) is Lease commenced 28/03/2024 12mths \$295pw Unit 2 (2 bedroom) is leased commenced 2006 at \$200pw Unit 1 (2 bedroom) is leased until 01/12/24 at \$235pw The listing sits opposite the Mount Gambier Showgrounds, with Sturt Street, Commercial Street East, the Jubilee Highway and Kennedy Avenue all within walking distance. Shopping centres, childcare, healthcare, schools and dining options are all close with the convenience of easy access to the centre of town. The nearby Railway Lands walking track offers fantastic access into town and provides a lovely way to get exercise and take in the sights. The layout of each apartment is identical, except for the third bedroom in unit 1, which could be utilised as a home office. Unit two has slightly smaller dimensions but is otherwise the same. Each unit is accessible from a gated fence surrounding a low-maintenance communal front garden. A Colourbond fence separates the block from the neighbouring complex - ensuring security and privacy. There is a small grassed garden at the rear, which accommodates a large clothesline. It is enclosed with a gate and hedging that continues at the front of the property. The combination of hedging and fencing offers additional privacy and reduces audible traffic noise. The units each benefit from a solid front entry with security screens and large windows overlooking the garden. The front-facing living rooms are carpeted, with kitchens and eating areas behind. Each space benefits from reverse cycle air conditioning and access to the wet rooms at the rear. The kitchens/dining areas offer solid cabinetry and vinyl floors with above and below-bench storage separating them from the living space. Each has a single sink adjacent to a free-standing electric oven with an electric cooktop and a range hood. There is plenty of worktop space, storage and room for a dining table. Each of the apartments features bedrooms to the left of the entrance. The main bedrooms all sit at the rear, providing built-in robes and pendant lighting. Each bedroom is carpeted for comfort and features large windows with blind coverings for privacy. The wet areas face the rear garden, with the bathrooms on the left and laundry rooms on the right. Each bathroom offers neutral tiles, a shower with a track shower curtain, a toilet and a basin. They feature frosted, rear-facing, sliding windows and are accessed off the laundry room. The laundry rooms have a built-in wash basin, an area for a washing machine and a dryer and an external door for convenient access to the shared clothesline space. This is a brilliant opportunity for an investor looking to capitalise on the market with three well-maintained units that can be rented long or short-term. They are ideal for students, professionals, FIFO employees and visitors to the region. Whether you're a first-time investor or looking to add to an existing portfolio - this is a unique chance to acquire three units with good earning potential to maximise return on investment. Contact Sarah Barney at Elders Real Estate, Mount Gambier, to learn more and book a viewing of the property today. RLA 62833