

# 4/7 SINCLAIR STREET, Mount Gambier, SA 5290



## Unit For Sale

Wednesday, 1 May 2024

4/7 SINCLAIR STREET, Mount Gambier, SA 5290

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Unit**



Kim Cawthorne



Marika Hart  
0499165271

**\$195,000 - \$205,000**

Please enquire for a private inspection via video call or a hosted one to one viewing Are you looking to add to your investment portfolio? This recently renovated one bedroom unit is situated in tidy strata complex of nine. Positioned only a short drive to CBD, Mount Gambier Hospital and Marketplace Shopping Centre.

- Impressive rental property currently tenanted at \$220 per/week until October 2024
- Modern kitchen with electric cooking, island bench and ample storage
- Bedroom is complete with electric heating, built-in-robos and external roller blinds
- Spacious separate living has electric heating, ceiling fan and external roller blinds
- Shared bathroom/ laundry has walk-in shower, vanity, wash trough and storage. Separate toilet
- Kitchen opens to rear balcony and yard with individual clothesline
- Single car park located at front of unit

SA Water Supply: approx. \$74.20 per quarter  
SA Water Sewerage: approx. \$79.50 per quarter  
SA Water Usage: 1/9 share  
Council Rates: approx. \$265.00 per quarter  
Strata Fees: approx. \$345.00 per quarter (Admin \$289 & Sinking \$56)

Speak with the Property Management team at Complete Real Estate about managing this property.