

# Address available on request, Mount Gambier, SA 5290



## Residential Land For Sale

Tuesday, 23 January 2024

Address available on request, Mount Gambier, SA 5290

Area: 4000 m2

Type: Residential Land



Deepshikha Deshpande  
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Akshita Khurana

**\$245,000**

Discover the extraordinary at Mount Percy Estate, a colossal acreage-style land division in the heart of Mount Gambier, offering the epitome of lifestyle living and a lucrative investment opportunity. Big Massive Lots Await Your Vision: Mount Percy Estate stands as one of the largest acreage-style projects in Mount Gambier, presenting an exclusive opportunity to acquire spacious residential lifestyle allotments. Ranging from 3507 to 5522 sqm, these big massive lots are designed for those who appreciate vast living spaces and farmhouse-style tranquility. Strategic Location with Unmatched Views: Situated at the southern edge of Mount Gambier, surrounded by picturesque farmhouse-style homes, this carefully planned estate ensures breathtaking views of Mount Schank. With two road frontages along McKay Road and Crafter Road, accessibility is seamless. Connected Living through Railway Corridor: Experience connected living as the popular Mount Gambier railway corridor runs through the heart of the estate, providing residents with a unique link to cycle or walk to Mount Gambier's CBD. Proximity to Essential Amenities: All major amenities, including Mount Gambier CBD, central shopping centers, schools, TAFE SA, Unisa, and hospitals, are less than a 5-minute drive away. Iconic tourist attractions like the Blue Lake & Umpherstone Sinkhole are also within easy reach. City Living Blended with Rural Charm: Embrace a rare fusion of city living and rural tranquility on the banks of the iconic Blue Lake. With numerous crater lakes and the mighty Blue Lake at your doorstep, every moment in Mount Gambier promises serenity. Why Invest in Mount Percy Estate and Mount Gambier: Regional Migration Initiatives: Mount Gambier aligns with regional migration initiatives, offering priority processing and additional benefits for skilled migrants settling in regional SA. Growing Population Opportunities: Witness a substantial population spike due to significant interstate migration in the last 3 years, providing diverse investment opportunities in housing, retail, and real estate. Capital Growth Potential: Despite metropolitan uncertainties, Mount Gambier's real estate market has displayed robust growth over the last 2.5 years, indicating potential for continued appreciation. Strong Rental Demand: Population growth has driven vacancy rates to historic lows, creating a demand for rental properties and offering investors reliable income streams with high rental yields. Affordable Investment: Property prices in Mount Gambier present an attractive option for first-time investors or those with a limited budget, providing an excellent entry point into the real estate market. Diverse and Stable Economy: Benefit from Mount Gambier's diverse economy, encompassing forestry, agriculture, tourism, mining, fisheries, ensuring stability and resilience. Connect with Capital Investments & Developments and Property Forum Australia to Unleash Your Investment Potential! As Melbourne-based residential property developers, we specialize in transforming unique pieces of land into quality residential estates. Explore Mount Percy Estate with us, where every block holds the promise of a remarkable investment or a place to call home. [Your Future Awaits at Mount Percy Estate - Explore, Invest, Thrive!](#)