

**1 & 2/40 Crouch Street North, Mount Gambier, SA,
5290**



House For Sale

Friday, 16 August 2024

1 & 2/40 Crouch Street North, Mount Gambier, SA, 5290

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



Al Lamond
0418849266

Amazing Investment Opportunity in the Centre of Mount Gambier

EXPRESSION OF INTEREST by 12pm Thursday 12th of September 2024 (Unless sold prior)

Investors, this is a rare opportunity to purchase 2 adjoining leased properties (2 separate titles), located in a sought after area on Crouch Street North, Mount Gambier.

Unit 1 - Offers a spacious 3 bedroom, 1 bathroom Mount Gambier stone constructed dwelling, complemented by split system air conditioning, ensuring year-round comfort, plus inviting warm floorboards throughout. Outside features include rear yard access to a separate stone garage.

Currently tenanted at \$335.00 per week until 30/06/2025 - NEW RENTAL APPRAISAL suggesting \$350.00 - \$370.00 per week.

Unit 2 - Offers an inviting 1 bedroom, 1 bathroom Mount Gambier stone constructed dwelling, featuring gas heating, plus inviting warm floorboards throughout. Outside features in separate driveway to single car carport.

Currently tenanted at \$215.000 per week until 30/01/2025 - NEW RENTAL APPRAISAL suggesting \$230.00 - \$240.00 per week.

Extra information, no strata manager is required for these properties, as the current vendor owns both properties, which is a big saving to an investor per year.

Mount Gambier is known for its vibrant community and excellent investment opportunities. Proximity to local schools, parks, and shopping centre's ensures that all your daily needs are met with ease.

Don't miss this opportunity to secure a well-priced investment in a sought-after location. Act fast these amazing investment properties won't stay on the market for long!

In conjunction with Damian Venn from Elders Real Estate, Mount Gambier.

Disclaimer:

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. Please read the Consumer and Business Services Form R7

http://www.cbs.sa.gov.au/assets/files/form_r7_warning_notice.pdf in reference to any financial or investment advice contained within this communication. Liability limited by a scheme approved under Professional Standards Legislation.