

3 ELLARD STREET, Mount Gambier, SA, 5290



Block Of Units For Sale

Saturday, 10 August 2024

3 ELLARD STREET, Mount Gambier, SA, 5290

Bedrooms: 8

Bathrooms: 4

Type: Block Of Units



Leearna Roberts
0417919330

Unique investment opportunity featuring four quality units close to central Mount Gambier

EXPRESSIONS OF INTEREST BY FRIDAY 13TH SEPTEMBER 2024 BY 12PM (UNLESS SOLD PRIOR)

Ray White Mt Gambier is pleased to present four two-bedroom units for sale in central Mount Gambier. Units 1 and 2 at 3 Ellard Street and 1 and 2 at 4 Herbert Street, directly behind the first, are on offer under one title. Each unit has an identical layout and features brick exteriors with tiled roofs.

These solid units are just off Sutton Avenue, across from the Rosaville Deli. The central location is close to Mount Gambier High School, Vansittart Park, Mount Gambier Childcare, and Squashbrook Leisure Centre.

Each unit is accessed via a driveway with parking spaces and low-maintenance lawns to either side of a covered portico entry.

A carpeted living room overlooks the front of the property via large windows with blind coverings. It is comforted with reverse-cycle air conditioning and has pendant lighting. The kitchen is directly behind, offering solid cabinetry, a single sink under large windows with blind coverings, free-standing electric cooking with a tiled splashback, and above and below bench storage. The kitchen has updated timber-look vinyl floors, an exhaust fan, and wrap-around breakfast bar-style cabinets.

Double bedrooms sit beside the living room and kitchen, and the main bedroom overlooks the porch. All are carpeted and feature pendant lighting and large windows with coverings. The main bedroom of the rear left unit benefits from a large built-in robe.

Fully tiled bathrooms offer an updated vanity unit with storage, a shower (some with glass frames), a toilet, a rear-facing window and an exhaust fan. The laundry is adjacent to the bathroom and offers a wash basin and a convenient exterior door.

Each unit has a private rear courtyard with a clothesline and electric hot water.

This is a fantastic investment opportunity, with a rental appraisal provided for each unit. Whether you're an existing real estate investor, or wanting to start a portfolio - this property title is a great way to acquire multiple rental income earners with minimum maintenance or hassle. Plenty of scope exists to update the interiors to appeal to professionals or couples. The location makes it attractive for many renters, including students and seasonal or FIFO employers and employees.

Contact Tahlia and the Ray White Mt Gambier team to book a viewing of this listing and take a leap into the property market for a long-term return on investment. RLA 291953

Additional Property Information:

Age/ Built: 1975

Land Size: 789 m²

Council Rates: Approx. \$262 per unit per quarter.

Water Rates: Approx. \$802.03 per quarter.

Rental Appraisal: An updated rental appraisal has been conducted for approximately \$290 to \$310 per week per unit.

Unit 1 /3 Ellard Street leased for \$295 per week until 14/09/2024

Unit 2 /3 Ellard Street leased for \$260 per week until 06/03/2025

Unit 1 /4 Herbert Street leased for \$260 per week until 01/07/2025

Unit 2 /4 Herbert Street leased for \$260 per week until 17/05/2025