

11 Lean St, Mount Gambier, SA, 5290



Duplex Semi-detached For Sale

Saturday, 10 August 2024

11 Lean St, Mount Gambier, SA, 5290

Bedrooms: 6

Bathrooms: 2

Type: Duplex Semi-detached



Leearna Roberts

0417919330

Duplex investment with two three-bedroom houses and a large rear yard

Ray White Mt Gambier is pleased to present 9 and 11 Lean Street, Mount Gambier, for sale.

The apartments are located near the Mount Gambier Showgrounds and the Umpherston Sinkhole, with easy access to the town centre. They feature three bedrooms and are mirror images, each with access to a large rear garden.

The units are accessed via a tidy front lawn with a fence and a concrete driveway that leads to the gated rear yard. A raised portico leads into a large living room with solid timber floors, air conditioning, electric heating, and windows overlooking the front garden.

The living room accesses the main hallway, with the main bedroom immediately behind it. It overlooks the rear yard via large windows with blind coverings. Two front-facing double bedrooms sit off the hallway, all featuring floorboards, pendant lighting, and windows with blind coverings.

The bathroom is fully tiled and sits centrally. It offers a shower over a bath, a basin, and a mirrored medicine cabinet.

The kitchen/diner sits at the far end of the hall and overlooks the garden. It provides solid timber cabinetry with vinyl worktops and vinyl floor coverings. Large windows provide natural light with roll-down blinds and a double sink with a tiled splashback surround. Abundant cabinetry offers lots of storage, including a pantry and above and below bench cabinets. A free-standing electric oven and cooktop with an exhaust fan sit centrally within the design. A fridge recess sits near the exit to a rear-facing laundry with an adjacent toilet for privacy and convenience.

The laundry has a built-in wash basin and updated washing machines. It also has windows overlooking the garden, which has a clothesline for convenience.

The covered rear porch has concrete floors and space for entertaining, relaxing and some outdoor furniture. A central fence separates the rear gardens, providing privacy.

The units are ideal as investments, with low-maintenance grounds and potential for renovation updates. Appliances, window coverings, and floorboards are all in excellent condition, making the properties rentable without much to do.

Contact Tahlia and the Ray White Mt Gambier team to learn more and to book a viewing of both units. Rental appraisals have been conducted, so call the team to discuss your next investment purchase. RLA 291953

Additional Property Information:

Age/ Built: 1950

Land Size: 627m²

Council Rates: Approx. \$280 each per quarter

Water Rates: Approx. \$191.97 per quarter for 9 Lean Street and \$255.31 per quarter for 11 Lean Street.

Rental Appraisal: Each property is currently leased at \$285 per week until 18/02/2025 and 01/03/2025 with an updated rental appraisal of \$300 to \$330 per week.