

3/7 Sinclair Street, Mount Gambier, SA, 5290



Apartment For Sale

Wednesday, 18 December 2024

3/7 Sinclair Street, Mount Gambier, SA, 5290

Bedrooms: 1

Bathrooms: 1

Type: Apartment



Learna Roberts



Tahlia Gabrielli

Tidy, low-maintenance, updated unit close to the town centre

Ray White Mount Gambier is pleased to present 3, 7 Sinclair Street, Mount Gambier, for sale. This tidy one-bedroom unit would make a fantastic investment property and is ideally suited to singles or couples. The apartment complex sits close to Penola Road and Wireless Road, Mount Gambier Marketplace, and The Mount Gambier and Districts Hospital.

The apartment is located at the far end of the block of units, which allows for ground-floor living with the benefit of a private rear balcony. A private side entrance with parking opens into a spacious living room with practical timber-look vinyl floors. It offers large windows with curtain coverings for natural light, external security shutters, pendant lighting and reverse-cycle air conditioning for year-round comfort. The lounge also benefits the adjoining and generously proportioned front-facing bedroom. It has updated grey carpets and benefits from large windows, pendant lighting, and full-width timber built-in robe.

A combined kitchen/diner and combined bathroom and laundry sit at the rear-overlooking a grassed courtyard accessed via a private balcony with stairs to the lower level.

The kitchen/diner provides solid cabinetry with above- and below-bench storage, a double sink, large windows, and the option for curtain or blind coverings. An electric oven and cooktop sit below a concealed, walled-in rangehood, with a tiled splashback surround and fridge/freezer recess to the far end of the bench.

The dining area offers pendant lighting with timber-look vinyl floors throughout the space that accesses the bathroom.

The bathroom has a vanity offering storage, an integrated sink, and a mirror. It also has a walk-in shower and a private toilet with a washbasin, plumbing, and a linen press in the laundry portion.

The rear balcony sits off the kitchen, accessing the grassed patio/garden, which accommodates a clothesline and is surrounded by high fencing for privacy.

If you're looking for a convenient, low-maintenance unit with easy access to the town center, shopping centers, healthcare and dining, or looking for an ideal investment opportunity - this unit could be the property for you.

Contact Leearna and the friendly and professional Ray White Mt Gambier team to learn more and book your viewing today. RLA 291953

Additional Property Information:

Age/ Built: 1975

Land Size: 94m²

Strata Rates: Approx. \$345 per quarter.

Council Rates: Approx. \$345 per quarter.

Rental Appraisal: The property is currently leased at \$200 per week until 15/08/2025 with an updated rental appraisal of \$240 to \$270 per week.