

1-4/3 Lacepede Street, Mount Gambier, SA, 5290



Block Of Units For Sale

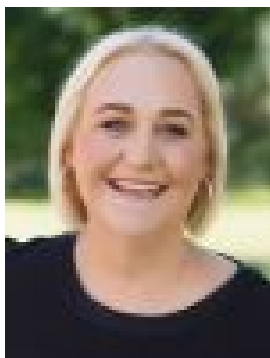
Wednesday, 13 November 2024

1-4/3 Lacepede Street, Mount Gambier, SA, 5290

Bedrooms: 9

Bathrooms: 4

Type: Block Of Units



Sarah Barney
0887264400

The best investment on Earth, is earth!

Elders Real Estate are pleased to offer a superb investment at 3 Lacepede Street, for sale.

- All four properties are solid brick with a tiled roof and reside on one title. Situated in the perfect location, just a short walk to the town centre with all it has to offer, schooling, childcare and the Blue Lake precinct.
- Each unit is surrounded by a low-maintenance communal front garden and shared rear courtyards with separate clotheslines. All units offer one car parking space.
- The front unit is a spacious three-bedroom home with an open plan kitchen, dining and lounge room, comforted with a reverse cycle air conditioner. The kitchen has a free-standing electric oven and cooktop, a single sink and ample bench and storage space. Both the separate bathroom and laundry sit on the southern side of the property, with the laundry offering access into the rear courtyard. The bathroom has a shower, toilet and vanity with storage. All three bedrooms are carpeted and offer built-in robes.
- The three remaining units all offer two bedrooms with built-in robes, reverse cycle air conditioners and feature an open plan kitchen, dining and lounge room. The wet areas are a duplicate design of unit one, with the laundry offering access into the rear courtyard, the bathrooms providing showers, toilets and vanity units with storage.

Whether you're a first-time investor or looking to add to an existing portfolio - this is a unique chance to acquire four units with great earning potential to maximise return on investment. Contact Sarah Barney or Macey Humphries at Elders Real Estate to find out more and book an inspection.

RLA62833

Additional property features:

Land size: Approximately 868m².

Property Built: Approximately 1975.

Council Rates: Approximately \$5,454.14 per annum.

Council Zoning: City of Mount Gambier.

Current Rental Figures:

Unit 1/3 Currently in a fixed term tenancy until 14/11/2025 at \$295 per week.

Unit 2/3 Currently in a fixed term tenancy until 23/05/2025 at \$260 per week.

Unit 3/3 Currently in a fixed term tenancy until 17/08/2025 at \$260 per week.

Unit 4/3 Currently in a fixed term tenancy until 07/11/2025 at \$240 per week, new rent starting 24/02/2025 at \$260 per week.

All properties are currently leased at market value.