

5 & 7 Barwon Crescent, MOUNT GAMBIER, SA 5290

An investor's Dream – Two Homes, One Title!

Macey Humphries from Elders Real Estate is proud to present 5 & 7 Barwon Crescent, Mount Gambier to the sales market. A rare opportunity on one title, offering exceptional dual rental potential in a high-demand location. This is a solid addition to any investment portfolio.

Perfectly positioned in a family-friendly neighbourhood, the property is within close proximity to parks, schools, kindergartens, shops, and just a short walk or drive to the Mount Gambier CBD.

Each home features:

- Three well-sized bedrooms, a bathroom, separate kitchen and living areas, plus dedicated laundry spaces.
- Welcoming loungerooms with timber floorboards flowing throughout. 5 Barwon offers a gas heater, while 7 Barwon features a reverse cycle air conditioner for year-round comfort.

TYPE: For Sale

INTERNET ID: 300P177464

SALE DETAILS

\$580,000

CONTACT DETAILS

RLA62833

9 Bay Road
MOUNT GAMBIER, SA
08 8726 4400
RLA: 62833

Macey Humphries
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- Well-appointed kitchens complete with freestanding gas cooktop and oven, generous bench and storage space, and a sink with a view over the rear yard.

- Bright and spacious bedrooms, filled with natural light.

Functional bathrooms with separate bath and shower, modern vanity with storage, and separate toilets located off the laundry. 7 Barwon Crescent boasts a newly renovated bathroom for added appeal.

Outside, both homes enjoy large, fully fenced rear yards ideal for families or pets, as well as under-house storage for added practicality.

If you're an investor seeking reliable rental returns, long-term growth, and the added benefit of no strata fees, contact Macey Humphries at Elders Real Estate today to find out more and schedule your inspection. RLA 62833

Additional property features:

Land size: Approximately 1,012m².

Property Built: Approximately 1977.

Council Rates: Approximately \$327 per quarter (each).

Council Zoning: City of Mount Gambier.

Current Rental Appraisal:

5 Barwon Crescent is currently leased until 20.10.2026 at \$315 per week.

7 Barwon Crescent is currently advertised for lease at \$330 per week.

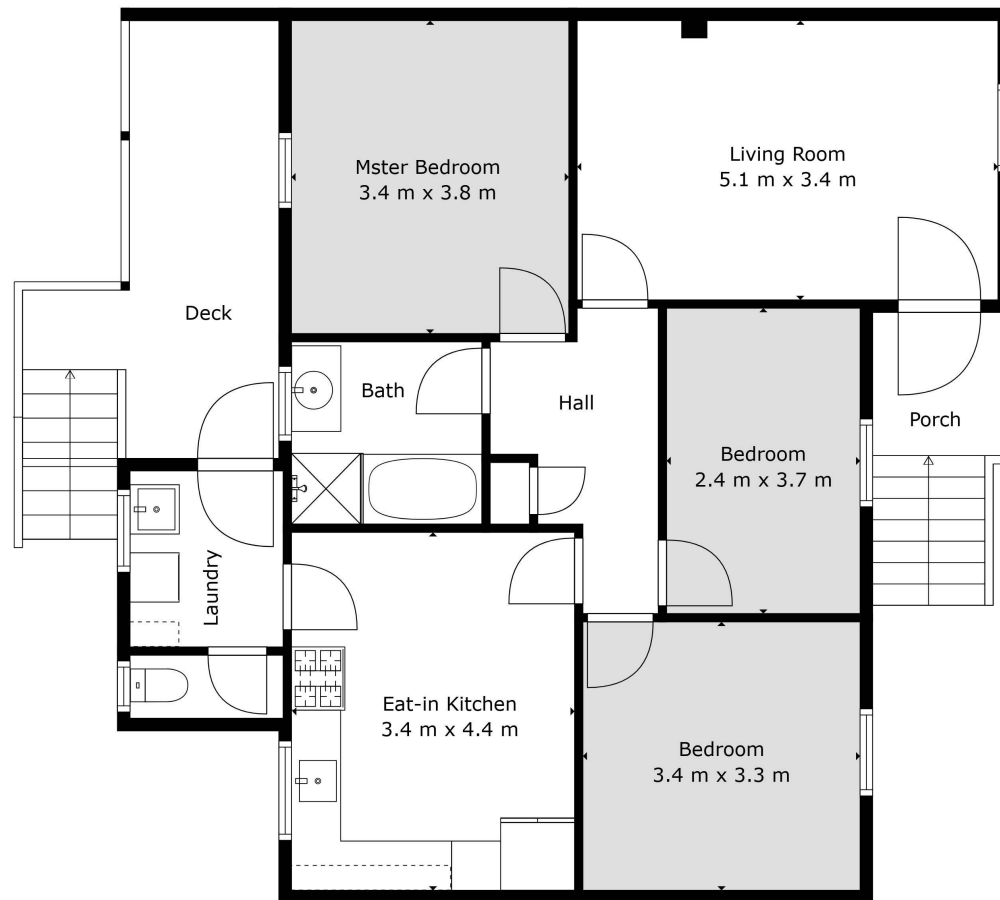
An up-to-date market appraisal has been completed of \$320 - \$330 per week.

Other features: Close to Schools, Close to Shops, Close to Transport, Heating

- Land Area 1,012.00 square metre
- Bedrooms: 6
- Bathrooms: 2
- Floorboards







Jake Muller Photography

Sizes And Dimentions Are Approximate, Actual May Vary



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