



21 McGregor Street, MOUNT GAMBIER, SA 5290

Double the Returns – Two Separate Dwellings, One Title!

Macey Humphries from Elders Real Estate is proud to present 21 McGregor Street, Mount Gambier to the sales market. A rare dual-dwelling opportunity on one title, offering outstanding rental potential in a fantastic location. An ideal addition to any investment portfolio.

Perfectly positioned in a family-friendly neighbourhood, the property is within walking distance to Mulga Street Primary School, Collins Court Shopping Complex, and the Western Tavern, with the Mount Gambier CBD, additional schooling and childcare only a short drive away.

Both homes have been renovated inside and out, with all major upgrades completed. From new roofing to hot water services, split systems and updated switchboards, this property is truly ready to set and forget while you enjoy the returns.

21A McGregor Street:

Constructed of fibro sheeting, the front home offers a fully enclosed rear yard with a decked pergola and convenient off-street parking.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P185520

SALE DETAILS

\$679,000 - \$699,000

CONTACT DETAILS

RLA62833

9 Bay Road
MOUNT GAMBIER, SA

08 8726 4400

RLA: 62833

Macey Humphries

0422 526 740

Step inside to a generous open-plan living, dining and kitchen area, with commercial-grade tiles flowing throughout most of the home. Year-round comfort is assured with a reverse cycle air conditioner.

The kitchen is practical and well-equipped with a new freestanding electric oven and cooktop, double sink, breakfast bar, and plenty of bench space.

All three bedrooms are carpeted, with the master including a built-in robe and ceiling fan.

At the rear, you'll find a modern and stylish renovated bathroom with shower, bath, and vanity unit with storage, plus a separate toilet for convenience. The laundry provides direct access to the pergola and rear yard.

21B McGregor Street:

Set at the rear of the block, the second dwelling is solidly built from brick and limestone and features a fully enclosed yard plus a double garage under the main roof.

The entry flows into an open plan living, dining and kitchen area, with tiled flooring throughout most of the home. Year-round comfort is delivered by a reverse cycle air conditioner, wood fire, and ceiling fan.

The renovated kitchen combines style and functionality with a new freestanding electric oven and cooktop, stainless-steel rangehood, double sink, ample bench space, soft-close cabinetry, and plenty of storage.

There are three carpeted bedrooms, two with ceiling fans.

The bathroom and laundry are original, offering scope for future updates. The bathroom includes a shower, bath and vanity with storage, while the separate toilet and direct laundry access to the rear yard add practicality.

If you're an investor seeking reliable rental returns, long-term growth, and the benefit of no strata fees, this is an opportunity not to be missed. Contact Macey Humphries at Elders Real Estate today to find out more and schedule your inspection. RLA 62833

Additional property features:

Land size: Approximately 698m².

Property Built: Approximately 1950.

Council Rates: Approximately \$390 per quarter (each).

Council Zoning: City of Mount Gambier.

Current Rental Appraisal:

21A McGregor Street is currently leased until 16.11.2025 at \$290 per week.

An up-to-date market appraisal has been completed of \$350 per week.

21B McGregor Street is currently leased until 15.04.2026 at \$340 per week.

An up-to-date market appraisal has been completed of \$340 per week.

- Land Area 698.00 square metres
- Bedrooms: 6
- Bathrooms: 2
- Car Parks: 2





