

1-4/2 Hartley Street, MOUNT GAMBIER, SA 5290

Outstanding Investment Opportunity – Four Solid Units on One Title

Positioned in a tightly held pocket (current owner has owned for approx. 26 years) which is just moments from Mount Gambier's CBD, this unique offering of four limestone-built units presents a rare and rewarding opportunity for investors. Situated on a quiet no-through road lined with quality homes, the property combines location, strong rental potential, and long-term capital growth.

Built in 1969 and held on a single title, each of the four units features a practical floor plan with two bedrooms and one bathroom. Two of the units have recently been refreshed, one remains in tidy original condition, and another has undergone a more substantial renovation offering a mix of character and modern appeal.

All units are currently tenanted, with rents ranging from \$200 to \$250 per week. Market rent appraisals indicate strong upside, with estimates of increased rent appraisals on file for any interested investors.

Whether you're looking to expand your portfolio or secure a low-maintenance asset with reliable returns, this is an exceptional chance to invest in one of Mount Gambier's most liveable and convenient locations.

TYPE: For Sale

INTERNET ID: 300P185575

SALE DETAILS

\$649,000 - \$679,000

CONTACT DETAILS

RLA62833

9 Bay Road
MOUNT GAMBIER, SA

08 8726 4400

RLA: 62833

Sarah Barney

0407 714 354

Opportunities like this are increasingly hard to find â## secure a standout investment in a high-demand rental market.

Additional Information:

Council â## City of Mount Gambier

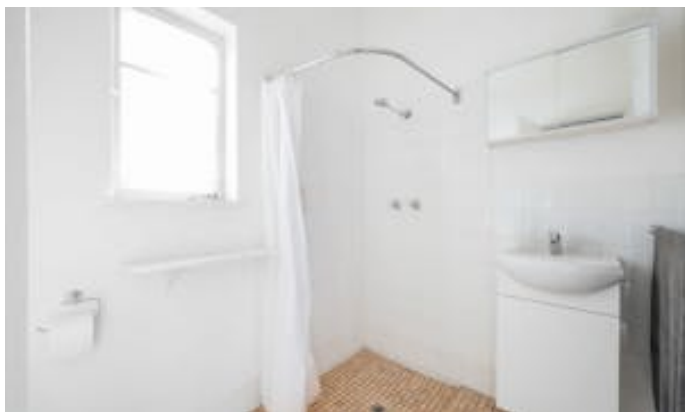
Council Rates â## Approx \$1100 per unit per year

Age Built â## 1969

Land Size â## Approx 780m2

- Land Area 780.00 square metres
- Bedrooms: 8
- Bathrooms: 4
- Car Parks: 2



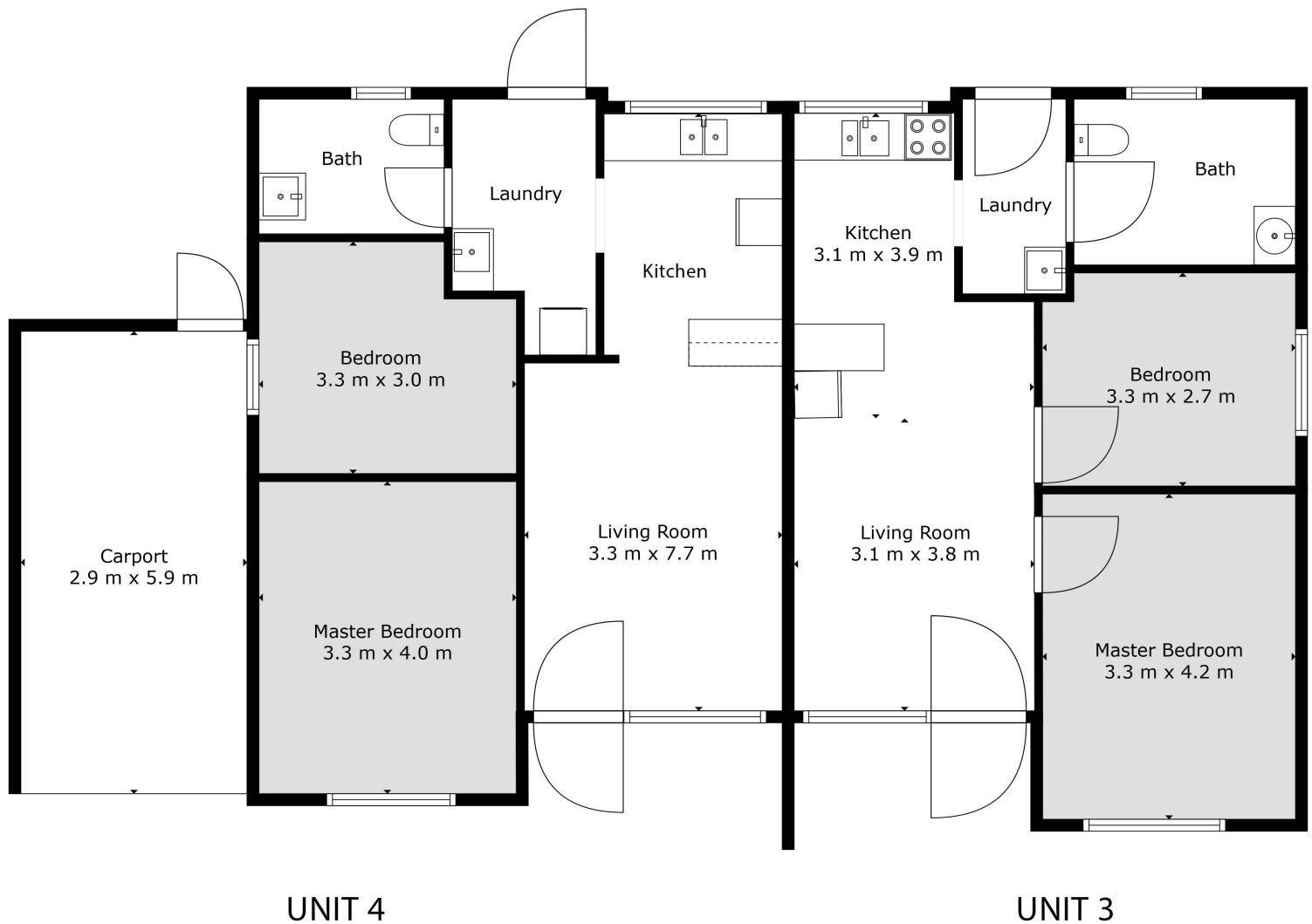






Jake Muller Photography

Sizes And Dimentions Are Approximate, Actual May Vary



UNIT 4

UNIT 3



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