

## 274 Commercial Street West, MOUNT GAMBIER, SA 5290

Modernised Home in a Prime Westside Position, Great Investment

A prime opportunity in a highly accessible West Mount Gambier location, this classic residential property presents both immediate comfort and strong investment potential. Situated within easy reach of the CBD, local schools and amenities, the home offers versatile appeal for investors and owner occupiers alike.

This well-proportioned home features three bedrooms, serviced by a completely brand-new bathroom and two separate toilets - an attractive update that enhances everyday convenience and tenant appeal. The interior has been refreshed with new carpet throughout, creating a clean, contemporary feel while still offering scope for future cosmetic enhancements.

Comfort is well catered for year-round, with a reverse cycle system in the lounge offering efficient heating and cooling, while a slow combustion heater adds warmth and charm during the cooler months. Internally, the layout flows with purpose, providing functional living spaces ready for modern living. Externally, a garage and adjoining carport offer secure off-street parking with flexibility for vehicles, storage or workshop use.

From an investor's perspective, this property is positioned to deliver solid returns in

**TYPE:** For Sale

**INTERNET ID:** 300P190860

**SALE DETAILS**

**\$500,000 - \$525,000**

**CONTACT DETAILS**

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Mount Gambier's rental market, with strong indications it could achieve around \$480 per week in rental income. The combination of location updated interiors and practical outdoor facilities makes it a standout in its segment. Whether you're growing a portfolio or entering the market, 275 Commercial Street West represents a compelling blend of lifestyle, durability and future potential.

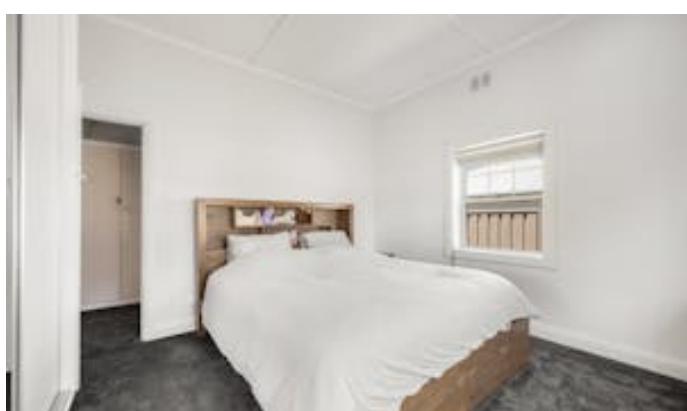
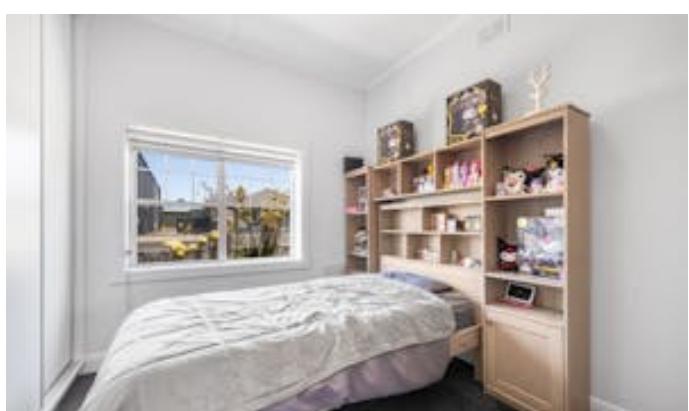
Rental Appraisal \$460-480 per week

Built - 1947

Land size - approx 633m2

Council rates - approx \$1255 per year

- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2







274 COMMERCIAL STREET WEST, MOUNT GAMBIER

This drawing is for illustration purpose only. All measurements are approximate  
only information intended to be relied upon should independently verified.

