



## 4 Anderson Street, MOUNT GAMBIER, SA 5290

Development Opportunity in the Heart of Mount Gambier

Expressions of Interest by 5pm 12.08.2026 (Unless Sold Prior)

Positioned in a highly sought-after central location, 4 Anderson Street, Mount Gambier presents an exciting opportunity for developers, investors, builders, or buyers looking to secure a property with outstanding future potential.

Set on a generous allotment, the property features an existing vacant residence at the front of the block, offering flexibility to renovate, lease, redevelop, or retain the home while progressing with the approved subdivision plans. The home comprises three bedrooms, including two generous bedrooms with built-in robes and a third smaller bedroom. The updated kitchen and modern bathroom provide contemporary appeal, while a reverse cycle air conditioner and gas fireplace ensure year-round comfort.

The property has received Council and Planning Approval in Principle for a Community Title subdivision, providing a significant head start for those looking to unlock the site's development potential. Plans have already been prepared for two townhouses to be constructed at the rear of the allotment, allowing purchasers to take advantage of the extensive groundwork already completed.

**TYPE:** For Sale

**INTERNET ID:** 300P194832

**SALE DETAILS**

**Expressions of Interest  
by 5pm 12.08.2026  
(USP)**

**CONTACT DETAILS**

**RLA62833**

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

**Macey Humphries**  
0422 526 740

Purchasers should note that the subdivision has not yet been lodged or completed, and any associated costs required to proceed with the subdivision will be the responsibility of the purchaser.

Conveniently located within close proximity to the CBD, shopping precincts, schools, medical facilities, cafes, and other everyday amenities, the property offers the perfect balance of convenience and opportunity. With demand for quality housing and centrally located development sites continuing to remain strong, this is an opportunity that will appeal to a broad range of buyers.

Opportunities to secure a centrally located property with subdivision approvals already in place are becoming increasingly rare. Whether you're looking to develop immediately, expand your investment portfolio, or secure a site with substantial future potential, 4 Anderson Street offers endless possibilities.

Contact Macey Humphries at Elders Real Estate today to arrange your inspection.

Additional property features:

Land size: Approximately 1,008m<sup>2</sup>

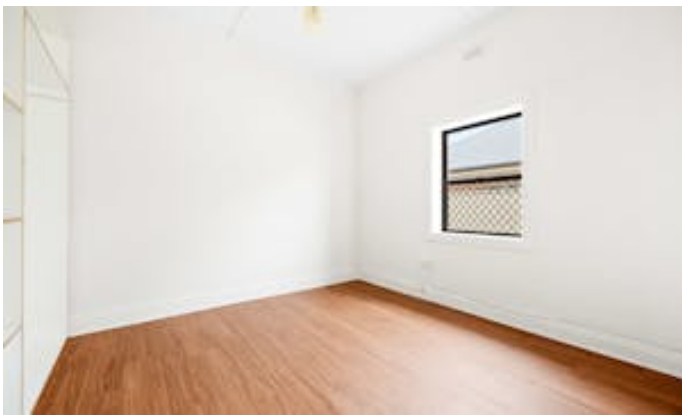
Property Built: Approximately 1930.

Council Rates: Approximately \$417 per quarter.

Council Zoning: City of Mount Gambier.

Current Rental Appraisal: An up-to-date market appraisal has been completed of \$380 - \$400 per week.

- Land Area 1,008.00 square metre
- Bedrooms: 3
- Bathrooms: 1







Sizes And Dimentions Are Approximate, Actual May Vary

