



## 7 Carthew Street, MOUNT GAMBIER, SA 5290

### High-Yield Investment Opportunity with Multiple Income Streams

An outstanding opportunity for investors seeking immediate rental income and flexible tenancy arrangements, 7 Carthew Street, Mount Gambier presents a comprehensively updated property with strong returns already in place.

Positioned in a convenient and established location close to schools, shopping and the centre of Mount Gambier, the property offers an attractive combination of versatility, cash flow and future flexibility.

The main residence provides comfortable accommodation with updated interiors and practical living spaces.

Currently configured for shared accommodation, the property includes beds in all rooms. One of the single rooms is currently vacant, providing immediate leasing potential for incoming investors.

A standout feature of the property is the fully self-contained granny flat positioned at the front side of the home. Recently renovated, this space includes its own kitchen, bathroom and private living facilities, creating an ideal additional income stream or

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**TYPE:** For Sale

**INTERNET ID:** 300P196805

#### SALE DETAILS

**\$599,000 - \$609,000**

#### CONTACT DETAILS

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MOUNT GAMBIER, SA

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dual-living setup.

The property is being offered fully furnished, with inclusions extending to beds, quilts, bed linen, desks, televisions, towels and most kitchen appliances, providing a genuine walk-in, walk-out investment opportunity. Existing tenants are also in place, allowing investors to benefit from immediate holding income from settlement.

Set on a generous allotment of approximately 824m<sup>2</sup>, the property also offers excellent side access, ample parking and further outdoor space for vehicles, trailers or recreational equipment.

#### Investment Highlights

- Multiple established income streams
- Renovated self-contained granny flat with kitchen and bathroom
- Flexible lease arrangements currently in place, including both 3-month and 6-month terms
- Fully furnished investment opportunity
- Existing tenants in place
- Strong gross rental return
- Ideal set-and-forget investment or future owner-occupier opportunity

#### Current Rental Income

##### Main Residence - Private Leases (Class 1B)

- Large Room - \$230 per week
- Middle Room - \$220 per week
- Small Room - \$200 per week
- Living Room Accommodation - Currently utilised as additional rental accommodation

##### Self-Contained Granny Flat

- \$320 per week

#### Total Combined Rental Income

- \$970 per week

#### Indicative Return

With a current listing range of \$599,000 - \$609,000, the property presents an attractive gross rental yield for investors seeking strong cash flow potential in today's market.

- Approximate gross rental yield of 8.28% at \$609,000

#### Lease Structure

Current tenancy agreements include a mixture of flexible 3-month and 6-month lease terms, providing investors with adaptability and future flexibility moving forward.

Properties offering diversified income streams, renovated presentation and dual-living flexibility continue to attract strong investor attention, particularly throughout regional South Australia where rental demand remains strong and vacancy rates remain tight.

A rare opportunity to secure an immediately income-producing asset with excellent versatility and long-term appeal.

#### Owner Renovation Video

[https://youtu.be/i1u\\_mCnQTu8?si=knC8QYDMDy8BKhgk](https://youtu.be/i1u_mCnQTu8?si=knC8QYDMDy8BKhgk)

- Bedrooms: 4
- Bathrooms: 2









### 7 CARTHEW STREET MOUNT GAMBIER

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

