



SOLD

WOW

15 Leumeah Street Mount Gambier SA 5290
Commercial Investment and Residential \$650,000 to 695,000
4 Bedrooms
2 Bathrooms
30 Cars

What an opportunity for a small business owner or investor

This property offers the room to expand or create an income and live in a lovely 4-bedroom home.

Located close to Schools, Parks and Rail corridor, this property is instant money earner as a home or investment with 4 large Storage shed, ready for lease plus family home which would meet my families could create an income leasing the whole property of around \$80,000 per year House

The Home consists of 4 Bedrooms, Modern Kitchen and meals area, formal lounge, polished timber floorboards, lounge room, family room, enclosed alfresco area, office, meeting room, reception, main bathroom plus en-suite, central ducted gas heating, 3rd toilet and shedding, which would make any fella happy with high clearance measuring approximately 10M x 13.7m Plus, triple garage with roller door for everyday use.

Private rear yard with fernery and garden sheds.

Sheds

4 Adjoining sheds would make fantastic storage sheds (SCA) 2 larger sheds measuring approximately 220 Sq/m

And 2 smaller sheds approximately 90 Sq/m, All with great Access

Adjoining Manufacturing Company lease extra land for truck parking.

Potential Income as per below

House Rental per week \$400.00

Shed 1 Rental per week \$200.00

Shed 2 Rental per week \$200.00

Shed 3 Rental per week \$100.00

Shed 4 Rental per week \$100.00

Vacant Land Per Month \$2,250.00

The property measures approximately 2,700 Sq/m and sits on three tiles with the opportunity to develop vacant land in the future (SCA)

**4 BED | 2 BATH | 30
CAR**

PRICE:
\$670,000

OPEN FOR INSPECTION:
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.