



7 & 9 Gilmore Street, Elizabeth East

BUY ONE OR BUY THE PAIR!

Positioned on a substantial corner holding, 7 & 9 Gilmore Street, Elizabeth East presents an increasingly rare opportunity to secure two adjoining titles. Whether you're an investor, developer (subject to the necessary consents), renovator or someone looking for a project with outstanding future potential, this is a property that demands your attention.

Occupying a prominent corner allotment, the combined site offers flexibility and future possibilities, with excellent access and street frontage that will appeal to a wide range of buyers. The location places you within easy reach of schools, shopping, public transport and local reserves, making it an attractive proposition both now and into the future.

Number 7 offers a comfortable three-bedroom layout featuring a spacious lounge, central dining area, functional kitchen, bathroom, laundry, carport and additional shedding. While there is scope to modernise, the home provides a solid foundation for buyers looking to renovate or invest.

Number 9 comprises two bedrooms, a lounge, dining area, kitchen, bathroom and laundry. Please note, Number 9 requires significant renovation and repair works and should be considered a substantial

5 2 2

FOR SALE
\$480,000-\$530,000 EACH

VIEW
By Appointment

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project. For those with the vision and expertise, the opportunity to restore, reimagine or potentially redevelop the site (subject to council consent) presents an exciting proposition.

Features you'll love:

- Two titles- Buy one or buy the pair
- Prominent corner allotment with excellent street exposure
- No. 7: Three-bedroom home with carport and shedding
- No. 9: Two-bedroom home offering exceptional renovation potential
- Large combined landholding with future development potential (STCC)
- Ideal opportunity for investors, renovators and developers
- Conveniently located close to schools, shopping centres, public transport and local amenities
- Combined Allotment of 1098 Sqm (Approx.)

Specifications

Number 7

- CT / 5145/561
- Council / Playford
- Built / 1960
- Land / 501 sqm (approx.)
- Easements / YES *
- Both titles are subject to party wall rights as registered on the Certificates of Title.
- Estimated Rental Assessment / \$TBA per week

Number 9

- CT / 5145/562
- Council / Playford
- Built / 1960
- Land / 597 sqm (approx.)
- Easements / YES *
- Both titles are subject to party wall rights as registered on the Certificates of Title.
- Estimated Rental Assessment /

Number 7 - \$430 - \$450 per week

Number 9 - \$410 - \$430 per week Estimated Rental Return (Post-Renovation)

(Note: This assessment reflects the potential market value once significant works and updates have been fully completed prior to leasing).

Please Note: Number 7 is currently tenanted at \$410 per week until October 2026

Properties offering two titles on a corner allotment are becoming increasingly difficult to find. Whether your plans involve renovating, investing or exploring future development opportunities (subject to council consent), this unique offering provides the space, flexibility and potential to bring your vision to life.

Opportunities like this are few and far between. Contact Andrew Rose today for further information or to arrange your inspection.

To make an offer, visit the link below:

<https://shorturl.at/wBGfX>

Disclaimer:

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contained in this document.
RLA155355

MORE DETAILS

Property ID	692WFDC
Property Type	House
Land Area	1098 m2

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INTERNAL - 141.9 SQM
EXTERNAL - 55.9 SQM
TOTAL - 197.8 SQM

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.

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