



44 McLennan Avenue, WHYALLA NORRIE, SA 5608

Your next investment awaits..

A neat freestanding home with gorgeous upgrades throughout, just waiting to be snapped up by the savvy investor. Situated just a minutes' walk from the Westland Shopping Centre, fast food, schools, and its right across the road from Civic Park and Oval.

Entry to generous sized lounge with floating floors, LED down lights, split system air-conditioning, ceiling fan and dual blinds

Three carpeted bedrooms, all with built in robes and brand-new ceiling fans

Master with roller shutter, mirrored built-in robe and split system air-conditioning

Tastefully upgraded, modern kitchen with polished hardwood floors, electric cooking, stainless steel dishwasher and built-in pantry

Renovated bathroom, tiled from floor to ceiling with skylight and modern fixtures and fittings

Tiled laundry and toilet with built-in broom cupboard

Carpeted hallway with linen storage

TYPE: Sold

INTERNET ID: 300P104907

SALE DETAILS

UNDER CONTRACT

CONTACT DETAILS

Elders Real Estate - Whyalla

2 Patterson Street

Whyalla, SA

08 8644 4600

RLA: 62833

Jake Pope

0437 829 177

Adjoining rumpus or teenage retreat with LED down lights

Single carport with automatic roller door

Large concrete and powered shed with adjoining tool shed

10kw solar system

Rear verandah and pergola

Garden shed with concrete floor

Dual rainwater tanks

Generous sized corner allotment with double gate access to side street

Allotment size: 809m²

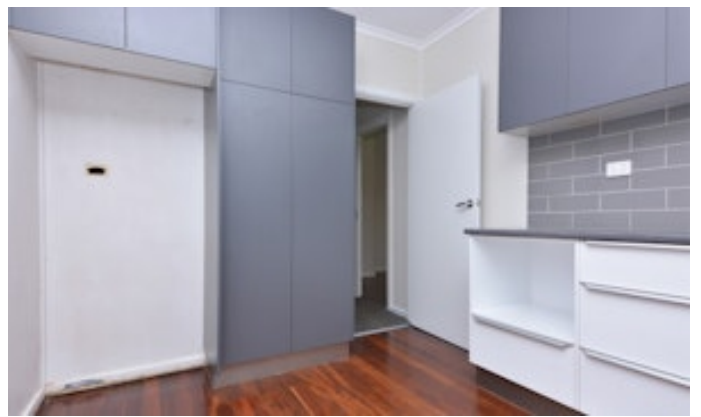
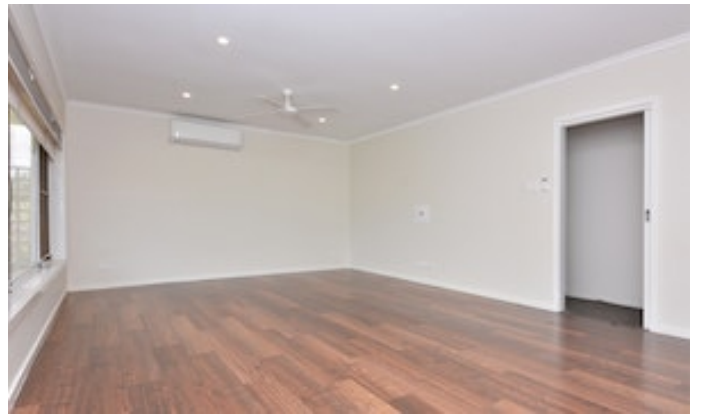
Council rates: \$1,806.40 per annum

Currently leased at \$330.00 per week until 1 March 2024

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

Elders Real Estate RLA62833

- Land Area 809.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Single carport





The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up-to-date information. Various government agencies can provide up-to-date and relevant information on many of these questions. To find out more, Consumer and Business Services recommends that you check the website www.cbs.as.gov.au

Consider having a professional building inspection done before proceeding with a purchase. A building inspection will help you answer some of the questions below.

The questions have been organised under the headings **Safety**, **Enjoyment and Value**, but all of the issues are relevant to each heading.

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property eg sheds and fences?
- Does the property have any significant **defects eg cracking or salt damp**? Have the wet areas been waterproofed?
- Is the property in a **bushfire prone area**?
- Are the **electrical wiring, gas installation, plumbing and appliances** in good working order and in good condition? Is a **safety switch (RCD)** installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?

A real estate agent or sales representative who provides transient or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following —

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

NOTE: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must:

- in the case of oral advice - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words "I am legally required to give you this warning", or
- in the case of written advice - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.

• Are there any **significant trees** on the property?

• Is this property a unit on **strata or community title**? What could this mean for you? Is this property on strata or community title? Do you understand the restrictions of use and the financial obligations of ownership? Will you have to pay a previous owner's debt or the cost of planned improvements?

• Is the property close to a hotel, restaurant or other venue with entertainment consent for live music? Is the property close to any industrial or commercial activity, a busy road or airport etc that may result in the generation of **noise** or the **emission of materials or odours** into the air?

• What appliances, equipment and fittings are included in the sale of the property?

• Is there sufficient car parking space available to the property?

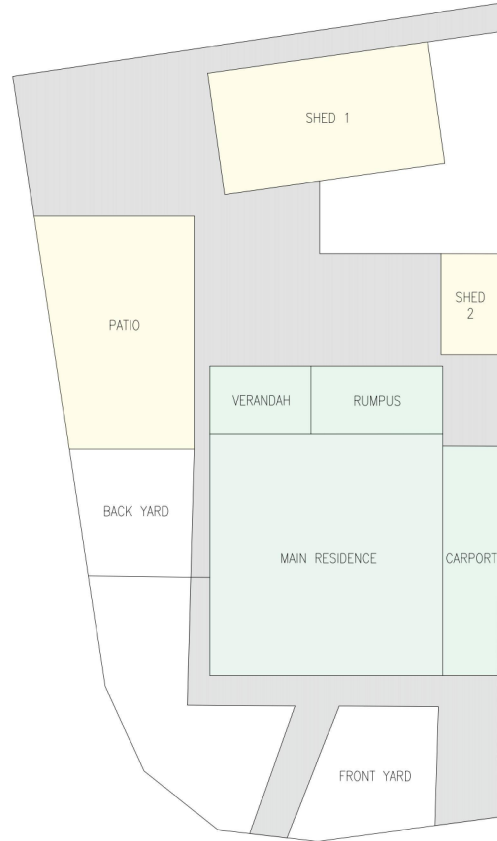
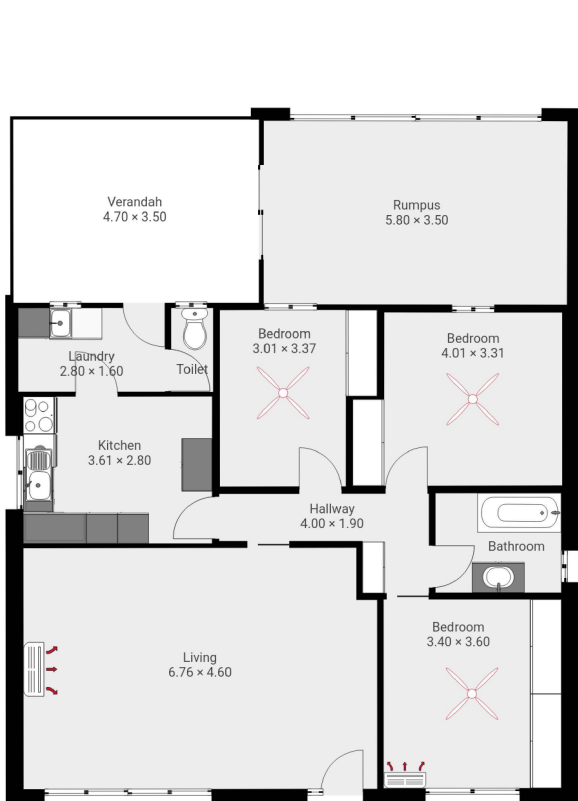
Value

• Are there any **illegal or unapproved additions, extensions or alterations** to the buildings on the property?

• How **energy efficient** is the home, including appliances and lighting? What **energy sources** (eg electricity, gas) are available?

• Is the property connected to SA Water operated and maintained **main water**? Is a mains water connection available? Does the property have a **recycled water** connection? What sort of water meter is located on the property (a **direct or indirect meter** - an indirect meter can be located some distance from the property)? Is the property connected to a water meter that is also serving another property?

• Are there water taps outside the building? Is there a watering system installed? Are they in good working order and in good condition?



- DIMENSIONS**
- VERANDAH (4.7 x 3.5)
 - CARPORT (2.6 x 10.7)
 - RUMPUS (5.8 x 3.5)
 - PATIO (7.5 x 10.8)
 - SHED 1 (10.4 x 5.7)
 - SHED 2 (2.7 x 4.7)



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. METRIC DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

44 MCLENNAN AVENUE
SITE PLAN - 800m²