



3 Ralph Street, WHYALLA PLAYFORD, SA 5600

What are you waiting for?

This is your opportunity to become a homeowner at an affordable price point in a great location! Situated within the popular Whyalla Playford location within walking distance to Playford Avenue Shopping Centre, Bradford Street Park, Wetlands and more!

Entry to lounge room with split-system air conditioning

Upgraded kitchen and meals with ample storage and electric appliances

Three bedrooms, two with split system air-conditioning

Tiled bathroom with walk-in shower and bath

Separate tiled toilet

Hallway with built-in linen storage

External laundry

Ducted evaporative air-conditioning throughout

Generous sized rear semi-enclosed verandah

TYPE: Sold

INTERNET ID: 300P107419

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

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

Carport with automatic roller door and roller door access through to yard

Large concrete and powered shed with adjoining tool shed

Large semi-lined rumpus

Generous sized backyard with double gates to rear laneway

Solar system

Roller shutters and aluminium windows throughout

Allotment size: 972m2

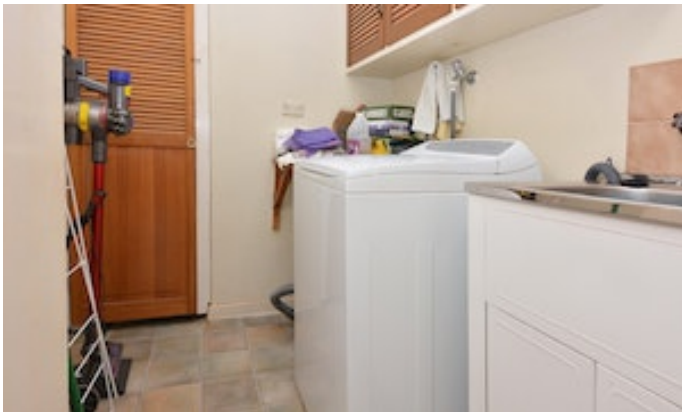
Council rates: \$2,096.70 per annum

Potential rental income: \$340 per week - Form R7 attached

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 972.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single 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.cbsa.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 categorised 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 financial 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?

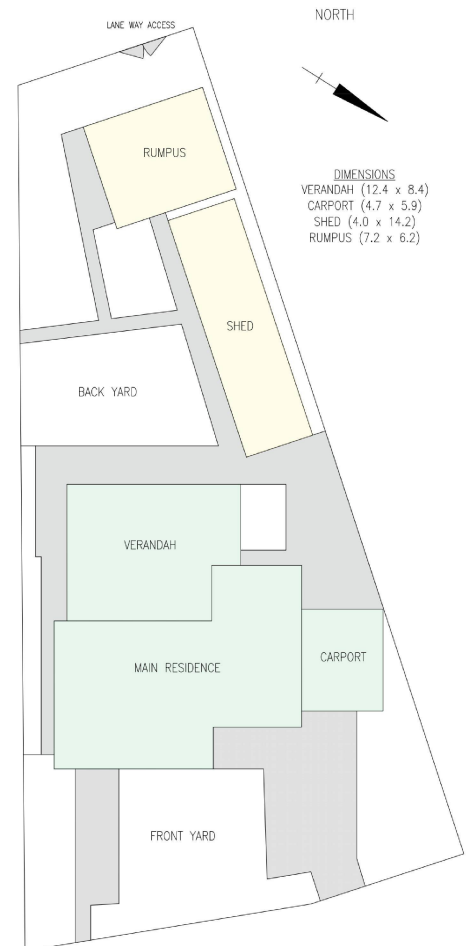
• How **energy efficient** is the house, including appliances and lighting? What **energy sources** (eg electricity, gas) are available?

• Is the property connected to SA Water operated and maintained **main water**? Is a main 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?



NORTH



NORTH



DIMENSIONS
 VERANDAH (12.4 x 8.4)
 CARPORT (4.7 x 5.9)
 SHED (4.0 x 14.2)
 RUMPUS (7.2 x 6.2)

3 RALPH STREET
 SITE PLAN - 990m²



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