



1 Sims Street, WHYALLA NORRIE, SA 5608

A savvy investment

This investment property is a great opportunity for anyone looking to make a passive income. Its already leased to a tenant and requires minimal maintenance. Don't miss your chance to invest into this lucrative property today! Situated within the popular Long Street area close to schools, kindergartens, shops and more.

Entry to carpeted lounge with large, upgraded aluminium windows

Tiled kitchen and meals with gas oven

Two bedrooms, master with large mirrored built-in robe

Tiled hallway with built-in linen storage

Bathroom with separate bath and shower

Tiled laundry and toilet with built-in storage

Carpeted study/sleepout

Blinds throughout

TYPE: Sold

INTERNET ID: 300P110412

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

Awnings to front windows for privacy and to keep the harsh sun out

Semi-enclosed rear verandah

Aluminium shed

Carport with double gate access

Allotment size: 535m2

Council rates: \$1,617.75 per annum

Currently leased: \$200 per week until 1 August 2023

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 535.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Double 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.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.

- 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?

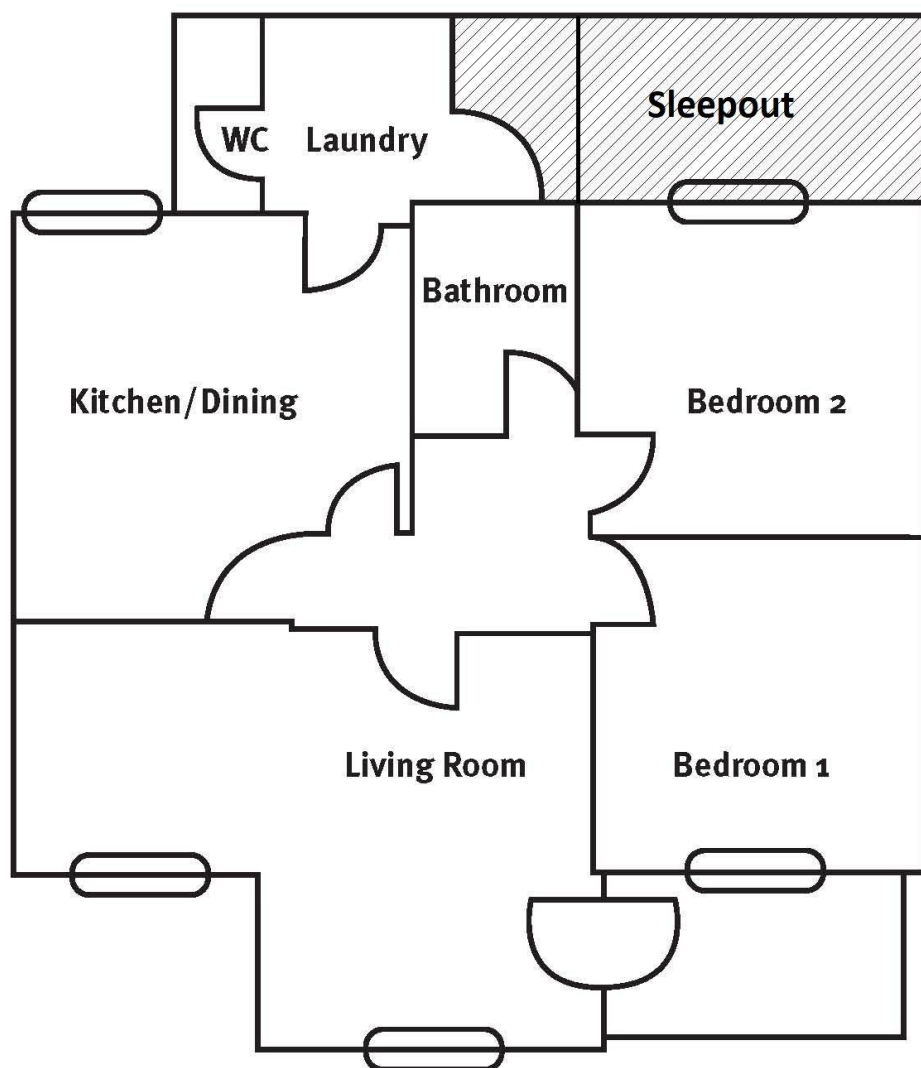
• How energy efficient is the home, including appliances and lighting? What energy sources (eg electricity, gas) are available?

• Is the property connected to SA Water operated and maintained mains 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?

NOTE: For the purposes of section 240 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.



NOT TO SCALE

For Illustrative Purposes Only