







### 9/2-4 Brimage Street, WHYALLA, SA 5600

#### Beach view investment

If you're looking for a top-level unit with a great return as an investor, I've got the unit for you! The Flinders Court apartments offer stunning views over the Spencer Gulf. Unit 9 is situated on the top floor of a three level apartment block of 9 units. The unit is furnished and has good amenities, making it attractive to long-term renters. With its prime location and high demand, these units have a strong rental history, making them a fantastic investment opportunity.

Open plan tiled living with sliding door through to balcony

Easy care kitchen with electric oven

Two carpeted bedrooms with built-in robes

Tiled upgraded bathroom includes walk-in shower and toilet

Shared secure laundry

Undercover parking and off street parking

TYPE: Sold

**INTERNET ID: 300P131515** 

**SALE DETAILS** 

**UNDER CONTRACT** 

#### **CONTACT DETAILS**

Elders Real Estate - Whyalla

2 Patterson Street Whyalla, SA 08 8644 4600 RLA: 62833

**Kim Thorpe** 0422 132 630

Within walking distance to the Whyalla's City Plaza and Essington Lewis Avenue



shopping precincts, Whyalla's Hospital and the beautiful Ada Ryan Gardens & Foreshore.

Council Rates: \$1,476.45 per annum approx

Strata Fees: \$473.45 per quarter approx - includes building insurance

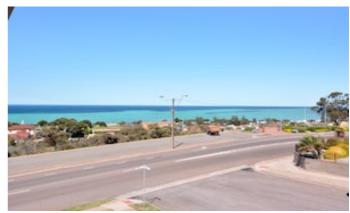
Currently leased at \$220.00 per week until 16 February 2024

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

Bedrooms: 2Bathrooms: 1Single carport

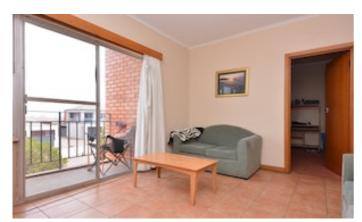
























The following questions may help you to identify if a property in appropriate to purchase. In many cases the questions relate to a variety of lews and standards. These laws and standards change over time, so it is important to seek the most up to date information. Various government agencies can provide up to date and relativest information on many of these questions. To find our more, Crossumer and Business Services recommends that you check the website: <a href="https://doi.org/10.1016/j.com/property-file.ni.gov/.ni/">https://doi.org/10.1016/j.com/property-file.ni.gov/.ni/</a>

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

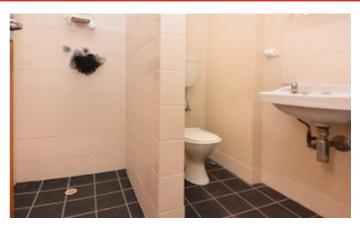
The questions have been categorised under the headings Safety, Enjoyment and Value, but all of the issues are relevant to each heading.

- . Is there ashestes in any of the buildings or elsewhere on the property og shods and fonces?
- Does the properly here my significant defects og cracking er salt damp? Heve the wet mus bom weterproofed?
- In the property in a bushfire prone seen?
- Are the electrical wiring, gas installation, plumbing and appliances in good working order and in good condition? Is a safety switch (ECD) installad? In it working?
- Are there any probabited gas applicators in bedrooms or bedrooms?
- Are unoke alarms installed in the bone? If so, are they hardwired? Are they is good working order and in good condition? Are they compliant?
- Is there a winning pool and/or spa pool installed on the property? Are there my safety hurriers or forces in place? Do they conform to current standards?

A test agent or sates representative who provides transcust or inventment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following —

You should access 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.

- in the case of oral advice immediately before giving the advice, give the person warning of the matters set out in this Form orally, proficed by the words "I am legally required to give you this
- matters set the set was a warning?; so warning?; so in the case of switten advice at the same time as giving the advice or as soon as remonably practicable after giving the advice, give the person this Form, printed or typewritten in not smalle than 12-years type.





- In this property a unit on strate or community title? What could this mean for you? Is this prope on strate or community title? Do you understand the restrictions of use and the financial obligation ownership? Will you have to pay a previous owner's debt or the cost of planned improvements?
- Is the property close to a betef, restaurant or other venue with entertainment consent for live music? In
  the property close to any industrial or commercial activity, a busy read or sirport etc that may result in
  the generation of noise or the emission of materials or odesers into the sir?
- · What appliances, equipment and fittings are included in the sale of the property?
- Is there millicient ese perking space available to the property?

- Are there any illegal or unapproved additions, extrasions or alterations to the buildings on the
- How energy efficient is the home, including appliances and lighting? What energy sources (or electricity, gas) are available?
- In the property connected to S.A. Water operated and maintained makes water? In a mains water connection available? Does the property here a recycled water connection? What set of water mater is located on the property (a direct or indirect with affect or in factor trainer can be located some disance from the property)? In the property connected to a water mater that is also serving marker property?
- Are there water tops outside the building? In there a watering system installed? Are they in good working order and in good condition?