

## 12-14 King Street, WHYALLA PLAYFORD, SA 5600

Opportunity to live in and lease out !

Welcome to 12-14 King Street where you will realise this property makes the perfect investment in multiple ways! Live onsite and rent the shedding & block out to other businesses. Why not rent them both separately or collectively. OR, why not live onsite and run your very own business knowing you are just a stones throw away.

Opportunities for a premises of this type rarely come up and rarely in the great suburb of Whyalla Playford. Buyers could potentially have a dual income which makes perfect sense!. Don't let this one slip by and call Kim Thorpe today on 0422 132 630.

\*Residence (to the left)\*

Entry into large carpeted hallway

Extra large lounge room with the opportunity to halve and make two extra rooms

Two carpeted bedrooms

Kitchen with vinyl flooring and electric oven

Spacious bathroom with separate bath, shower and toilet

**TYPE:** For Sale

**INTERNET ID:** 300P153720

**SALE DETAILS**

**\$400,000**

**CONTACT DETAILS**

**Elders Real Estate - Whyalla**

2 Patterson Street

Whyalla, SA

08 8644 4600

RLA: 62833

**Jake Pope**

0437 829 177

Access to rear yard via Kitchen and also lounge room

Large concreted area to the rear of the premises including fencing for clear boundaries

\*Potential Business (to the right)\*

Entry into concreted hallway

Carpeted office at the front - perfect to meet your clients at!

Continue through to the large concreted shed/ workshop

Two separate toilets with basins, one with a shower

Heightened roller door access making it easy for vehicles to enter depending on your requirements

Approx 200sqm of space that you could utilise to suit your needs

\*Outbuildings & Land (to the rear)\*

Large double bay shed approximately 120sqm with sliding door access

Powered and concreted for convenience

Approx 2,200m<sup>2</sup> of undeveloped space that you could use for large trucks, storage or build more outbuildings, the choice is yours !

Gated driveway access to the rear block along side the front office area

Off street carparking at the front of the office makes it convenient for your customers

The opportunities are endless and any savvy investor will see the unique opportunity this 4000sqm premises brings. 12-14 King Street is waiting and ready for you to purchase and let the dual income flow. Don't miss out !!

\*Video Inspection available on request for out of town buyers

Allotment Size: 4,000 sqm approx.

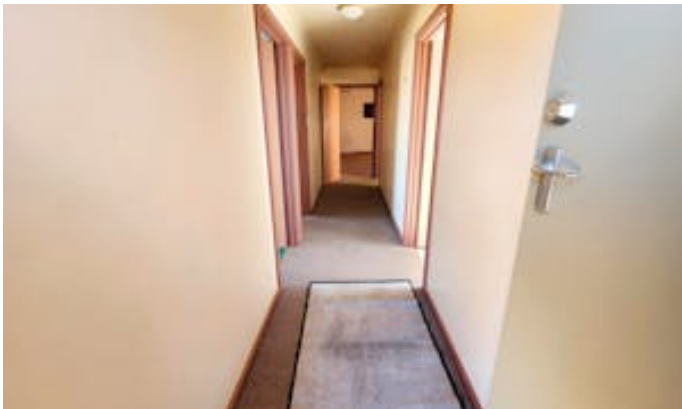
Council rates: \$6,651.29 per annum

Connected to mains sewer and water

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 RLA340416

- Land Area 4,000.00 square metres
- Commercial Type:
- Building Area: 1.00 square metre













RESIDENCE  
12-14 King St  
Whyalla Playford  
SA 5600

