



2A Kramer Street, WHYALLA NORRIE, SA 5608

IMMACULATE CONDITION & CENTRAL LOCATION!

Allotment size: 367m²

Council rates: \$2,290.80 per annum

Water supply & sewer rates: approx \$165 per quarter

Year built: 2009

Zoned: General Neighbourhood

Rental appraisal: Available upon request

Occupancy: Owner occupied

Please note this property is a community title, there's a small common land across 6 properties within the community. There is no corporation, it's just insurance only which is approx. \$92 per year.

TYPE: For Sale

INTERNET ID: 300P181787

SALE DETAILS

\$449,500

CONTACT DETAILS

Elders Real Estate - Whyalla

2 Patterson Street

Whyalla, SA

08 8644 4600

RLA: 62833

Jake Pope

0437 829 177

This neat and tidy home is the perfect opportunity for first-home buyers or smart investors. Ideally located within walking distance to shops and schools, convenience is right at your doorstep. The property is in fantastic condition throughout, with nothing left

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to do but move in and enjoy. A low-maintenance, ready-to-go home offering comfort, value, and strong rental appeal.

Welcoming entryway leading into the home

Formal lounge with ceiling fan

Open plan living with split system air-conditioning

Modern kitchen with stainless steel appliances and a walk-in pantry

Dining area with buffet-style cabinetry

Four carpeted bedrooms, three equipped with ceiling fans

Master bedroom complete with private ensuite, walk-in robe and split system air-conditioning

Practical laundry with built-in storage and direct outdoor access

Sliding door from main living area opening to alfresco entertaining area

Colorbond perimeter fencing

Rainwater tanks

Roller shutters for added privacy and security

Garage with automatic roller door, offering both internal and external access

Additional carport via roller door laneway access

Neat, low-maintenance front and rear yards with established landscaping

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 367.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Single garage







