

30 Custance Avenue, WHYALLA JENKINS, SA 5609

MODERN, LOW-MAINTENANCE LIVING WITH SECURE INVESTMENT RETURNS!

*** INSPECTION BY APPOINTMENT ONLY DUE TO TENANCY ***

Allotment size: 340m2

Council rates: \$2,262.46 per annum

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

Year built: 2010

Zoned: General neighbourhood

Occupancy: Currently tenanted \$400 per week until 9 October 2026

This allotment is considered a "Primary Community Plan" with the dwelling next doors. There's no strata or community manager, insurance for common land only. Insurance cost TBA

Located in the popular Ocean Eyre Estate, this neat and tidy home offers a low-maintenance lifestyle in a convenient location. Perfect for investors, it comes with a

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TYPE: For Sale

INTERNET ID: 300P184719

SALE DETAILS

\$389,000

CONTACT DETAILS

Elders Real Estate - Whyalla

2 Patterson Street

Whyalla, SA

08 8644 4600

RLA: 62833

Jake Pope

0437 829 177

secure tenant in place until October 2026, ensuring immediate returns. Enjoy the ease of being close to local shops and Jubilee Park. A smart investment opportunity in a sought-after area.

Entry to hallway

Easy-care tiled flooring throughout main living areas

Formal carpeted lounge

Spacious open-plan kitchen and meals area with split system air-conditioning and sliding door access to the rear yard

Modern kitchen featuring stainless steel appliances and gas cooktop

Three carpeted bedrooms

Master bedroom complete with private ensuite and walk-in robe

Second bedroom fitted with a built-in robe

Well-appointed main bathroom with separate bath, walk-in shower and separate toilet

Practical laundry with built-in storage and direct external access to rear yard

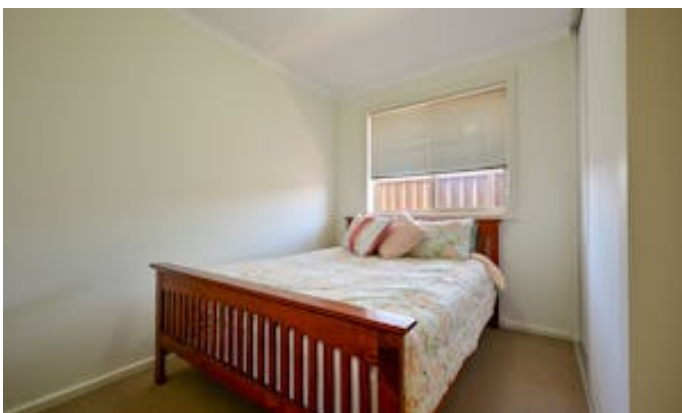
Single garage with automatic roller door offering both internal and external access

Low maintenance front and rear yards for easy upkeep

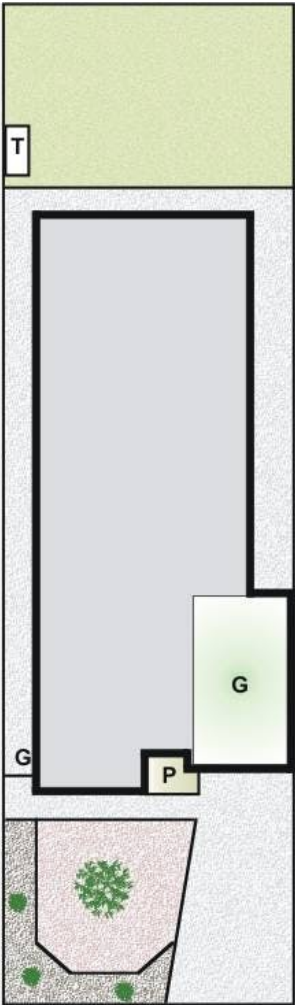
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- Land Area 340.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage









Living Area	136.60sqm
Carport	21.73sqm
Porch	2.46sqm
Total	Approx. 160.79sqm

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.