



## 94 Playford Avenue, WHYALLA, SA 5600

PRIME LOCATION LIVING WITH CHARM AND CHARACTER!

Allotment size: 984m<sup>2</sup>

Council rates: \$2,311.66 per annum

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

Year built: 1980

Zoned: General Neighbourhood

Rental appraisal: Available upon request

Occupancy: Vacant

Perfectly positioned in the highly sought-after suburb of Whyalla, this home is just a five-minute stroll to a selection of caf  s and bakeries-ideal for your daily coffee or treat. Families will love the convenience of Memorial Oval Primary School within easy walking distance, making school runs a breeze. The nearby Whyalla Wetlands provide a peaceful escape for leisurely walks and time outdoors. Overflowing with character and cherished memories, this much-loved home offers the chance to create your own story, complete with the bonus of a self-contained building in the backyard-perfect for

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**TYPE:** For Sale

**INTERNET ID:** 300P185264

**SALE DETAILS**

**\$399,000**

**CONTACT DETAILS**

**Elders Real Estate - Whyalla**

2 Patterson Street

Whyalla, SA

08 8644 4600

RLA: 62833

**Jake Pope**

0437 829 177

guests, extended family, or extra income potential.

Welcoming entry hallway that instantly feels like home

Warm timber flooring flows seamlessly throughout the living spaces

Master bedroom complete with built-in robes and ceiling fan

Carpeted second bedroom

Versatile formal lounge, easily adaptable as a third bedroom to suit your needs

Open plan living and dining with split system air-conditioning

Modern upgraded kitchen featuring electric oven and ample storage

Tiled bathroom with walk-in shower

Practical laundry with easy outdoor access

Beautifully established front and rear gardens

Multiple outdoor sitting areas, perfect for relaxing or entertaining

Rainwater tank

Secure shedding for storage needs

Convenient gate access to rear laneway

Side gate access from driveway to backyard

Self contained rear building including living area, kitchen, bathroom and bedroom

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 984.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage









