



## 1 Patterson Street, WHYALLA, SA 5600

CORNER ALLOTMENT WITH HIGH VISIBILITY

\*\*\* INSPECTION BY APPOINTMENT ONLY \*\*\*

Council rates: \$3,555.79 per annum

Zoned: Township Main Street

Rental appraisal: Available upon request

Allotment size: 140m2

Positioned in one of the area's most sought-after locations, this standout corner property commands attention with exceptional exposure to both Patterson Street and Darling Terrace. Offering high visibility and endless potential, this is a rare opportunity to secure a landmark site in a thriving commercial precinct.

Formerly home to a well-established jeweller, the building is rich with character and ready for its next exciting chapter. Whether you envision a stylish retail space, boutique office, café, showroom, or something entirely unique, this property provides the perfect canvas to bring your dream business or investment vision to life.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P187317

**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

With its prime location, prominent street presence, and limitless possibilities, this is more than just a property, it's an opportunity to create something truly special.

The ground floor of the building is thoughtfully designed across three split levels, offering a versatile layout suited to a range of commercial uses. Upon entry, you are welcomed into the main middle-level storefront, creating an inviting and highly functional retail or reception space. Additional areas positioned both above and below provide flexibility for storage, operations, or workspace requirements. The upper level includes staff facilities with a kitchen, storage area, and staff room amenities, while the lower level provides generous storage space ideal for stock, equipment, or archive use.

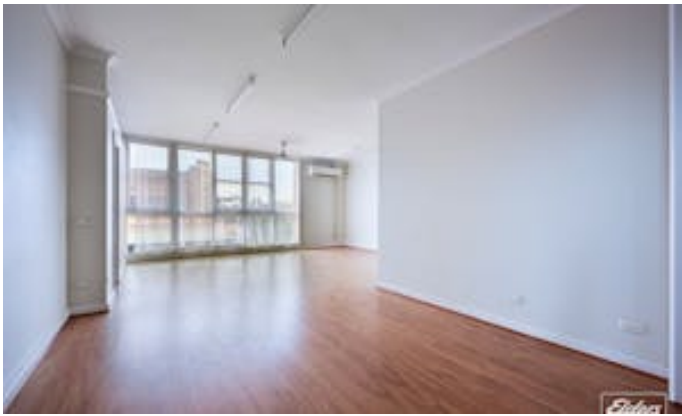
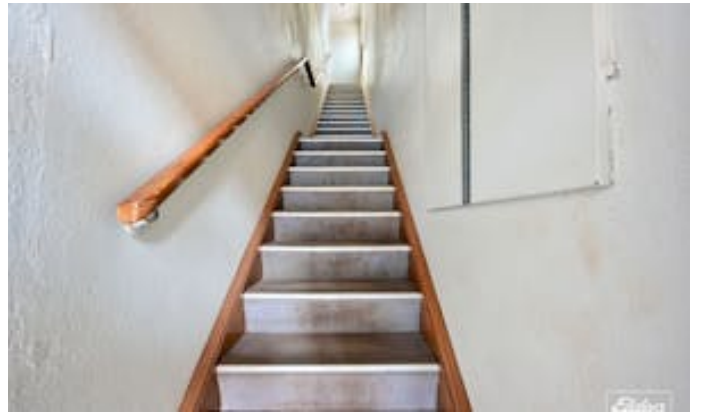
Adding even more value and potential, the property also features a second-storey level (refer to the 3rd floor on the floorplan) with separate external access via Darling Terrace. Previously utilised as a fitness studio, this expansive space offers incredible versatility with a large open-plan living or studio area, three private rooms, and an additional office space. Complete with kitchenette, bathroom, and toilet facilities, this level also enjoys elevated views overlooking the main street, creating an inspiring environment perfect for offices, consulting rooms, wellness services, creative studios, or future redevelopment opportunities.

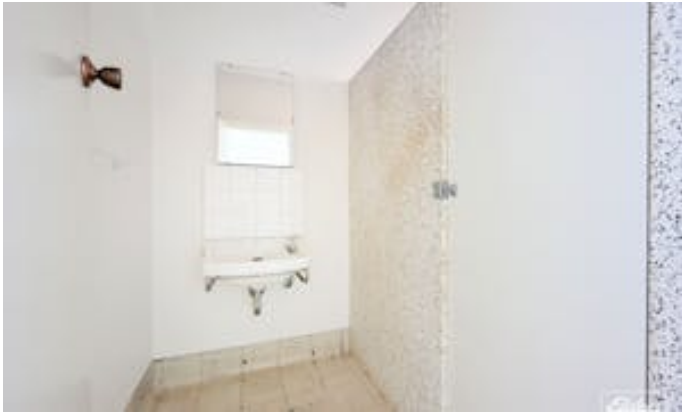
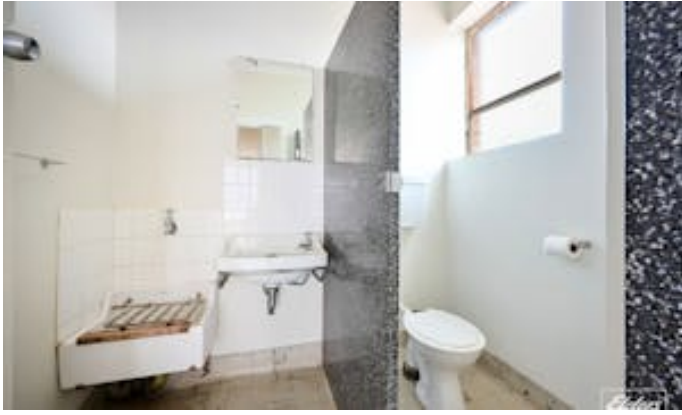
Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Elders Real Estate RLA62833

- Land Area 140.00 square metres
- Commercial Type:
- Building Area: 140.00 square metres











THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. JAFL DISCLAIMS ANY WARRANTY WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.