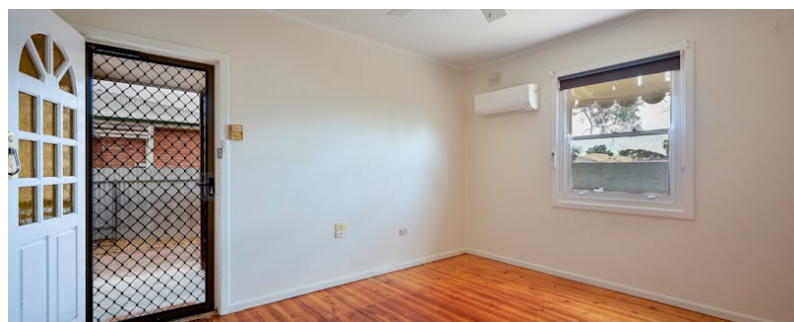




9 Simmons Street, WHYALLA NORRIE, SA 5608

READY MADE INVESTMENT WITH STRONG RENTAL APPEAL

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

Allotment size: 542m2

Council rates: \$1,849.46 per annum

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

Year built: 1967

Zoned: General Neighbourhood

Occupancy: Currently tenanted \$270 per week until 26 October 2026

Neat and tidy maisonette ideally located in Whyalla Norrie, within walking distance to the local kindergarten, Whyalla Secondary College, and the University of South Australia.

This well-maintained property offers comfortable living with practical features and low-maintenance appeal.

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: 300P188285

SALE DETAILS

\$219,000

CONTACT DETAILS

Elders Real Estate - Whyalla

2 Patterson Street

Whyalla, SA

08 8644 4600

RLA: 62833

Jake Pope

0437 829 177

With a secure tenant already in place, this is an excellent investment opportunity providing instant returns.

Entry to lounge with split system air-conditioning and ceiling fan

Polished timber flooring throughout

Spacious kitchen and meals area with electric oven

Three bedrooms, including master with ceiling fan

Tiled bathroom

Built-in hallway storage for added convenience

Quality blinds fitted throughout the home

Tiled laundry with separate toilet and direct external access

Enclosed front porch

Shedding

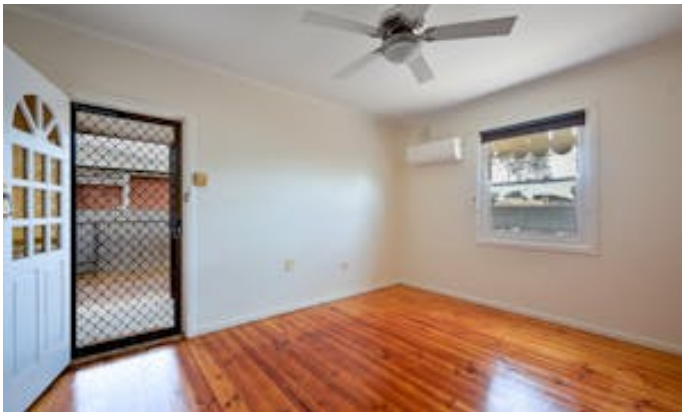
Low maintenance front and rear yards

Double gated driveway access

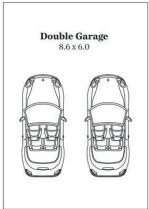
Quality fencing to adjoining maisonette in front yard

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 542.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1







Area (Estimate only)	
Living	94.71 m ²
Double Garage	51.48 m ²
Patio	3.64 m ²
Porch	2.95 m ²
Total	152.68 m ²

