



## 80 Mills Street, WHYALLA NORRIE, SA 5608

### PORTFOLIO BUILDER IN A PROVEN LOCATION

Allotment size: 541m<sup>2</sup>

Council rates: \$1,770.76 per annum

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

Year built: 1966

Zoned: General neighbourhood

Rental appraisal: Available upon request

Video inspection walkthrough available upon request

Positioned in a convenient pocket of Whyalla Norrie, 80 Mills Street presents a smart addition to any investment portfolio. Offering strong rental appeal and low-maintenance living, this property is well suited to tenants seeking affordability and accessibility. Set on a generous allotment with practical improvements already in place, it provides immediate income potential with scope to add further value over time. An affordable entry into the Whyalla market, this is an opportunity investors won't want to miss.

**TYPE:** For Sale

**INTERNET ID:** 300P189013

**SALE DETAILS**

**\$279,000**

**CONTACT DETAILS**

**Elders Real Estate - Whyalla**

2 Patterson Street

Whyalla, SA

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RLA: 62833

**Jake Pope**

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

Kitchen/meals featuring timber flooring and ceiling fan

Upgraded kitchen complete with dishwasher, double oven and gas cooktop

Three carpeted bedrooms, all fitted with ceiling fans

Master bedroom equipped with split system air-conditioning

Renovated floor to ceiling tiled bathroom with walk-in shower

Tiled laundry with separate toilet and direct external access

Concreted outdoor entertaining area with Colorbond verandah

Large shed providing ample storage space

Neat, tidy and low maintenance yards

Garage with roller door for secure off-street parking

Durable Colorbond fencing to front of property

Freestanding storeroom in rear yard

Solar system to assist in reducing energy costs

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 541.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Single carport





