



13 Murn Crescent, WHYALLA NORRIE, SA 5608

A HOME WITH CHARACTER & POTENTIAL

Allotment size: 888m2

Council rates: \$2,131.36 per annum

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

Year built: 1955

Zoned: General neighbourhood

Rental appraisal: Available upon request

Occupancy: Vacant

Positioned in a well-established pocket of Whyalla Norrie, this character-filled home offers an outstanding opportunity for first-home buyers, renovators or investors seeking potential and convenience. Set within easy walking distance of Samaritan College and only moments from Trevan Park, the location offers everyday practicality with strong family appeal. The home delivers immediate comfort while presenting scope to update, extend or personalise. A highlight is the inground swimming pool â## a standout feature for summer living and outdoor entertaining.

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: 300P189672

SALE DETAILS

\$349,000

CONTACT DETAILS

Elders Real Estate - Whyalla

2 Patterson Street

Whyalla, SA

08 8644 4600

RLA: 62833

Jake Pope

0437 829 177

Central hallway upon entry

Spacious formal lounge with skylight for enhanced natural light

Functional kitchen and meals area with a modern electric oven

Three bedrooms, including one with split-system air-conditioning and skylight

Neat, low-maintenance tiled bathroom

Separate laundry with external access and adjoining toilet

Built-in hallway storage for added practicality

Single garage with roller door

Rainwater tank

Garden shed for additional storage

Double-gated laneway access

Installed security system for added peace of mind

Paved outdoor entertaining area complete with ceiling fan

Inground swimming pool, ideal for summer living

Easy-care, low maintenance front and rear yards

Solar panel system

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



