



41 McRitchie Crescent, WHYALLA STUART, SA 5608

HIGH PERFORMING INVESTMENT

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

Allotment size: 549m2

Council rates: \$2,557.57 per annum

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

Year built: 2013

Zoned: General neighbourhood

Occupancy: Currently tenanted \$390 per week until 22 January 2027

This prime investment opportunity offers immediate returns, with a secure tenant in place until 2027. The modern, low-maintenance home delivers effortless living in a highly convenient location. Situated just steps from McRitchie Park, it's an ideal setting for families. With both a kindergarten and primary school within easy walking distance, this property promises strong ongoing appeal for future tenants and buyers alike.

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: 300P189677

SALE DETAILS

\$429,000

CONTACT DETAILS

Elders Real Estate - Whyalla

2 Patterson Street

Whyalla, SA

08 8644 4600

RLA: 62833

Jake Pope

0437 829 177

Entry to hallway

Formal lounge room

Spacious open-plan kitchen, living and dining area with split system air-conditioning and sliding door access to the outdoors

Modern kitchen featuring generous bench space, dishwasher and gas cooktop

Four carpeted bedrooms, three with ceiling fans, two with built-in robes

Master bedroom complete with split system air-conditioning, ceiling fan, walk-in robe and private ensuite

Main bathroom includes a separate bath, walk-in shower, powder room and separate toilet

Tiled laundry with direct external access

Blinds fitted throughout for added privacy

Built-in hallway storage

Double garage with roller door, offering both internal and external access

Low maintenance front and rear yards

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 549.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage



