



## 34 Shard Crescent, WHYALLA STUART, SA 5608

COMFORTABLE, FUNCTIONAL AND MOVE-IN READY

Allotment size: 759m2

Council rates: \$2,033.01 per annum

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

Year built: 1971

Zoned: General neighbourhood

Rental appraisal: Available upon request

Occupancy: Owner occupied

Set in a convenient pocket of Whyalla Stuart, this home offers easy access to Westlands Shopping Centre, local schools and everyday services. Nearby sporting facilities, parks and community amenities make it a practical choice for families and investors alike. The neighbourhood is well-connected, providing quick routes into Whyalla's main township and coastal attractions. It's a solid opportunity to secure a well-located property in a steadily developing area.

**TYPE:** For Sale

**INTERNET ID:** 300P190134

**SALE DETAILS**

**\$339,000**

**CONTACT DETAILS**

**Elders Real Estate - Whyalla**

2 Patterson Street  
Whyalla, SA  
08 8644 4600  
RLA: 62833

**Jake Pope**  
0437 829 177

Tiled entryway opening to a versatile living and dining area

Adjoining carpeted lounge with split system air-conditioning and down-lights adding a modern touch

Upgraded kitchen featuring electric cooktop, ample cupboard space and floating floors

Tiled hallway featuring a built-in storage cupboard

Three bedrooms, two carpeted and one tiled

Main bedroom complete with mirrored built-in robes

Upgraded tiled bathroom

Tiled laundry with built-in shelving and direct external access

Ducted evaporative cooling throughout the home

Roller shutters installed throughout for added comfort and security

Enclosed outdoor entertaining area with ceiling fans, built-in benches and a dedicated BBQ zone

Two sheds, including one lined and poweredâ##ideal for a sleepout or hobby space

Double carport with roller door access

Established backyard gardens

Low-maintenance 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 759.00 square metres
- Bedrooms: 3
- Bathrooms: 1









