

9 Smoker Street, WHYALLA NORRIE, SA 5608

A PRACTICAL ADDITION TO YOUR PORTFOLIO

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

Allotment size: 507m2

Council rates: \$1,839.61 per annum

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

Year built: 1967

Zoned: General neighbourhood

Occupancy: Currently tenanted \$210 per week until 2 June 2026

Ceiling is flaking on in most rooms, currently in the process of obtaining quotes for re-paint

Positioned in an established pocket of Whyalla Norrie, this property presents a solid opportunity for investors seeking a well-located asset. The property is conveniently

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TYPE: For Sale

INTERNET ID: 300P190954

SALE DETAILS

\$219,000

CONTACT DETAILS

Elders Real Estate - Whyalla

2 Patterson Street

Whyalla, SA

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RLA: 62833

Jake Pope

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close to local shopping precincts, schools, medical facilities and public transport, supporting consistent tenant demand. With Whyalla's ongoing infrastructure and industry activity underpinning the market, this location continues to appeal to long-term renters. A practical addition to an investment portfolio, offering location-driven appeal and steady fundamentals.

Entry to lounge fitted with split system air-conditioning

Functional kitchen and meals area featuring an electric oven

Three well-sized bedrooms offering comfortable living

Tiled bathroom with walk-in shower

Spacious tiled laundry with separate toilet and direct external access

Timber flooring and blinds throughout the home

Enclosed verandah ideal for entertaining

Double gate access to the rear yard providing secure off-street parking

Rainwater tank

Two garden sheds offering additional storage

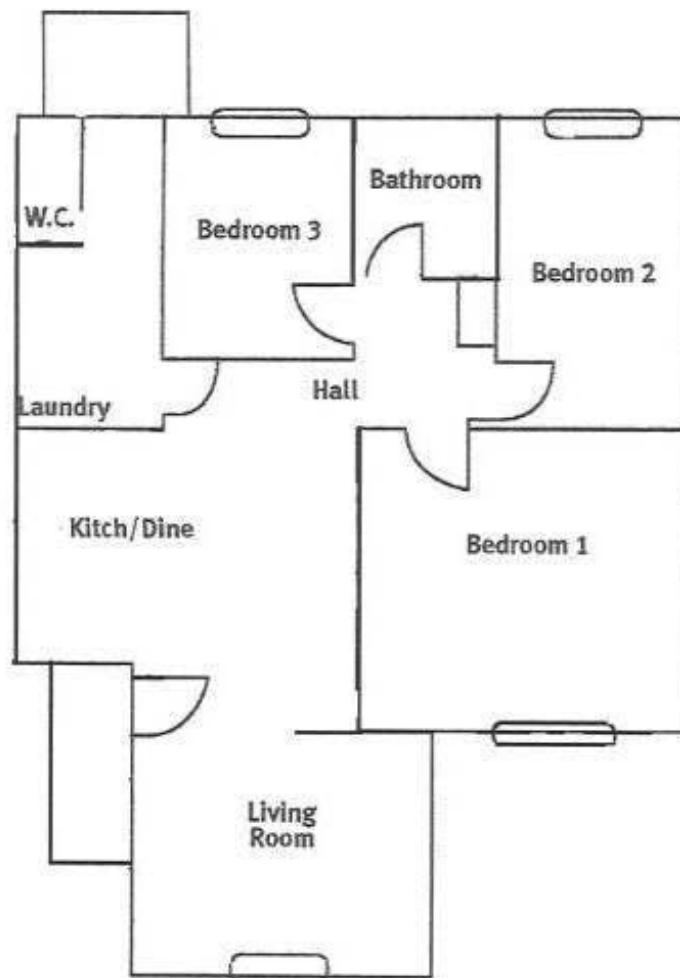
Low maintenance front and rear yards for easy care living

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







**NOT TO SCALE
FOR ILLUSTRATIVE PURPOSES ONLY**

