



## 9 Barson Street, WHYALLA, SA 5600

### A SMART INVESTMENT IN A STANDOUT LOCATION

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

Allotment size: 529m2.

Council rates: \$2,328.06 per annum.

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

Year built: 1955.

Zoned: Suburban neighbourhood.

Occupancy: Currently tenanted \$450 per week until 20 July 2026.

Positioned in one of Whyalla's most convenient and sought-after pockets, this property enjoys close proximity to the beach, Whyalla Hospital, local schools and everyday shopping. The location offers easy access to key services and lifestyle amenities, making it consistently attractive to both tenants and future buyers. Well connected and just a stroll from the beach with ocean views from the front yard, this address is highly regarded for its practicality and long-term appeal. With a tenant already in place, this

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**TYPE:** For Sale

**INTERNET ID:** 300P191497

#### SALE DETAILS

**\$419,000**

#### CONTACT DETAILS

**Elders Real Estate - Whyalla**

2 Patterson Street

Whyalla, SA

08 8644 4600

RLA: 62833

**Jake Pope**

0437 829 177

represents a smart investment opportunity in a consistently in-demand location.

Welcoming entry hallway with polished timber flooring flowing through to the open-plan living and meals area, complete with air-conditioning and ceiling fan.

The lounge room is currently being used as a formal dining area.

Stylish upgraded kitchen featuring tiled flooring, dishwasher, gas cooktop and abundant cupboard space.

Three generously sized bedrooms, all with ceiling fans; two with split-system air-conditioning and one with built-in mirrored robe.

Master bedroom with private ensuite, including separate bath and walk-in shower.

Updated main bathroom with floor-to-ceiling tiling.

Upgraded tiled laundry with external access via timber French bi-fold doors.

Decked alfresco living area, ideal for outdoor entertaining.

Roller shutters to front windows providing added privacy and security.

Ducted reverse cycle air-conditioning throughout.

Double gates access for car storage to Farrell Street.

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 529.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 1





