



## 83 Flinders Avenue, WHYALLA STUART, SA 5608

### INVEST OR NEST IN MODERN COMFORT

Allotment size: 765m<sup>2</sup>

Council rates: \$2,147.76 per annum

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

Year built: 1969

Zoned: General Neighbourhood

Rental appraisal: Available upon request

Occupancy: Vacant

Discover the perfect blend of style and convenience! A beautifully upgraded home that truly stands out. With modern finishes throughout, this property is ideal for the savvy investor or anyone looking for a stunning place to call home. Enjoy the ease of being close to everyday amenities and local schools, making daily life effortless. Just a short drive to the beach, this sought-after location really does have it all.

**TYPE:** For Sale

**INTERNET ID:** 300P192026

#### SALE DETAILS

**\$375,000**

#### CONTACT DETAILS

**Elders Real Estate - Whyalla**  
2 Patterson Street  
Whyalla, SA  
08 8644 4600  
RLA: 62833

**Jake Pope**  
0437 829 177

Welcoming entry leading into a carpeted lounge, enhanced by stylish downlights and split-system air conditioning

Meals area with external sliding door access to the entertaining

Practical kitchen featuring a dishwasher and electric cooktop

Three carpeted bedrooms, all equipped with split-system air conditioning; one includes built-in cupboards

Upgraded modern bathroom with walk-in shower and separate toilet

Renovated tiled laundry with built-in storage and direct external access

Roller shutters to windows, providing added security and privacy

Built-in hallway storage for everyday convenience

Concreted pergola creating an excellent undercover entertaining space

Large paved outdoor area, ideal for entertaining and outdoor enjoyment

Single carport with roller door access

Gated access to the rear yard on the left side of the property, offering practicality and ideal for additional secure parking for boat/caravan/trailer needs

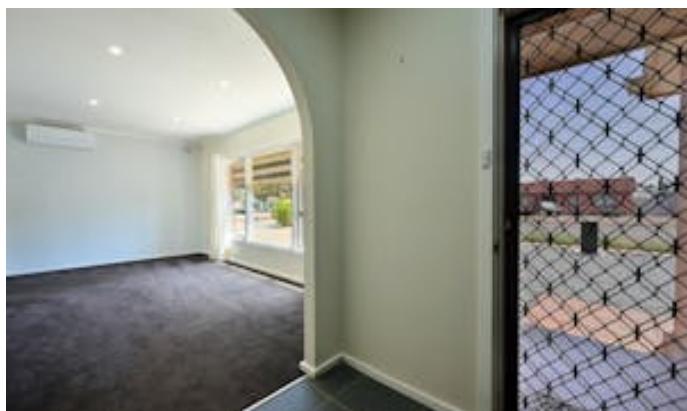
Spacious shed with endless potential to convert into a rumpus room or teenagers' retreat

Well presented established front and rear yards

Solar system with battery to help reduce energy costs

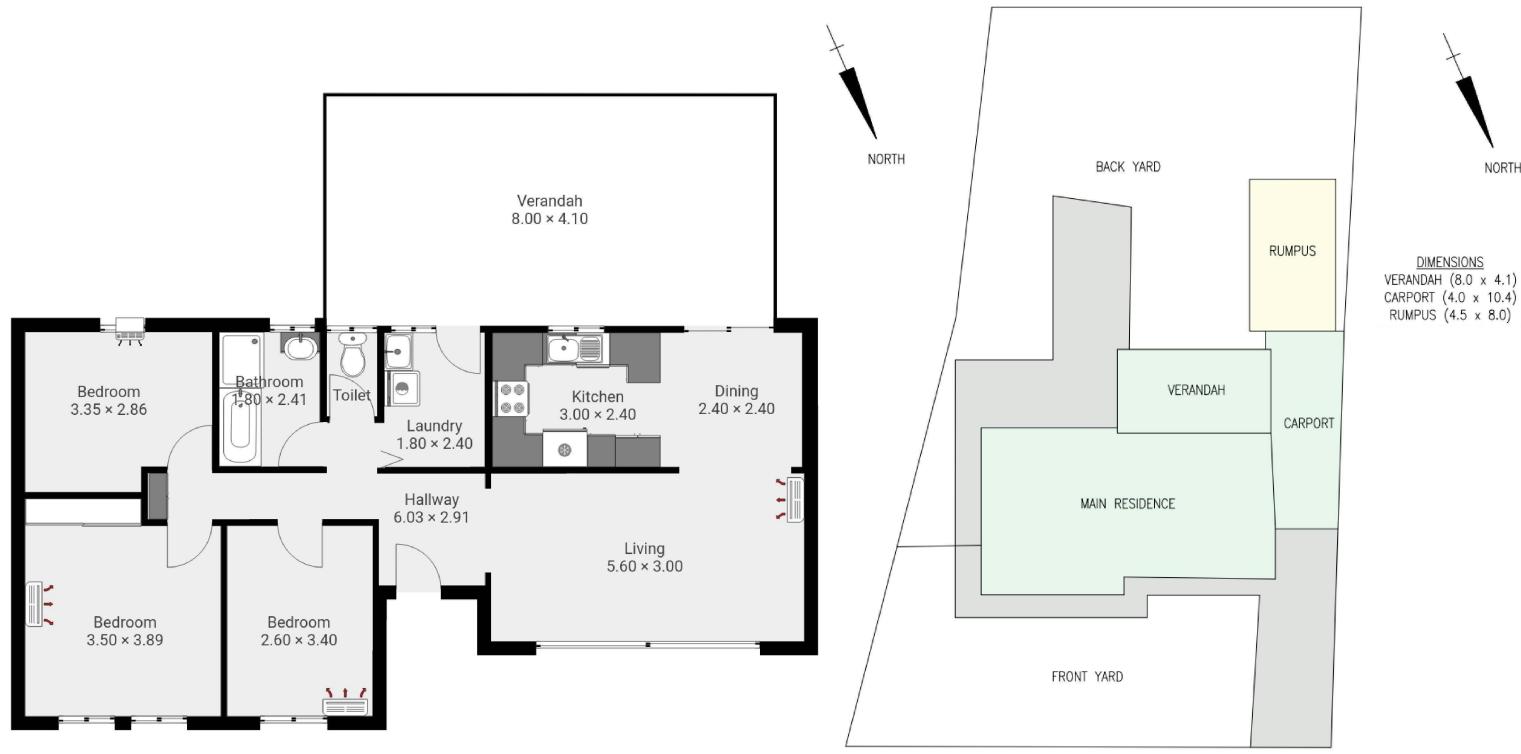
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- Land Area 765.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double carport









83 FLINDERS AVENUE  
SITE PLAN - 765m<sup>2</sup>

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