



## 17 Ferry Street, WHYALLA PLAYFORD, SA 5600

### PRIME WHYALLA PLAYFORD INVESTMENT

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

Allotment size: 851m2

Council rates: \$2,344.41 per annum

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

Year built: 1968

Zoned: General neighbourhood

Occupancy: Currently tenanted \$350 per week until 30 June 2026

Video inspection walkthrough available upon request

**TYPE:** For Sale

**INTERNET ID:** 300P192208

**SALE DETAILS**

**\$395,000**

**CONTACT DETAILS**

**Elders Real Estate - Whyalla**

2 Patterson Street

Whyalla, SA

08 8644 4600

RLA: 62833

**Jake Pope**

0437 829 177

Set in a highly sought-after pocket of Whyalla Playford, this well-positioned property presents a smart, low-stress investment opportunity. Enjoy the appeal of walking distance to the Wetlands, Bradford Street Park, and Memorial Oval Primary School, with the stunning Whyalla foreshore just a short drive away. The home is currently

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leased to a secure tenant, providing immediate rental income from day one. A solid addition to any portfolio, combining location, lifestyle appeal, and reliable returns.

Entry to carpeted hallway

Spacious L-shaped carpeted lounge and meals area with air-conditioning

Practical kitchen featuring an electric cooktop

Three comfortable, carpeted bedrooms

Generous master bedroom with air-conditioning, built-in robe and abundant natural light

Second bedroom complete with built-in robe

Tiled bathroom offering a separate bath, walk-in shower and separate toilet

Convenient built-in storage located in the hallway

Tiled laundry with direct external access

Shedding for additional storage

Spacious backyard providing a blank canvas for future landscaping or entertaining

Low maintenance front yard

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

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





