



## 11 McInness Street, WHYALLA JENKINS, SA 5609

AN OUTSTANDING OPPORTUNITY IN A HIGH GROWTH LOCATION

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

Allotment size: 465m2

Council rates: \$2,442.76 per annum

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

Year built: 2015

Zoned: General neighbourhood

Rental appraisal: Available upon request

Occupancy: Currently tenanted \$400 per week until 13 November 2026

Video inspection walkthrough available upon request

**TYPE:** For Sale

**INTERNET ID:** 300P192585

**SALE DETAILS**

**\$435,000**

**CONTACT DETAILS**

**Elders Real Estate - Whyalla**

2 Patterson Street

Whyalla, SA

08 8644 4600

RLA: 62833

**Jake Pope**

0437 829 177

Secure a quality asset in the highly sought-after Ocean Eyre Estate, a location underpinned by strong buyer demand and ongoing community growth. Positioned

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within walking distance to Ocean Eyre Park and moments from Jubilee Park, this property benefits from lifestyle driven appeal that consistently attracts quality tenants and owner occupiers alike. Surrounded by established amenities and everyday conveniences, the home sits in a family-friendly neighbourhood with proven popularity and continued development. Designed with a practical and functional layout, the property offers broad market appeal, catering to families, professionals, and investors seeking low-maintenance versatility. Whether you're expanding your portfolio or securing a foothold in a high-demand estate, this presents a compelling opportunity to acquire a well-positioned asset in a proven, growth-focused residential market.

Welcoming entry hallway leading to the open-plan living area positioned at the rear of the home

Modern kitchen featuring a dishwasher, gas cooktop, and ample storage space

Light-filled lounge and meals area with sliding door access to a paved alfresco entertaining area

Three carpeted bedrooms, all with built-in robes

Master bedroom complete with private ensuite

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

Ducted air-conditioning throughout the home

Convenient built-in storage in the hallway

Double garage with roller door with internal access, plus a tiled laundry area

Neat, low-maintenance front and rear yards designed for easy 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 465.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage





