



46 Risby Avenue, WHYALLA JENKINS, SA 5609

GRAND LIVING ON RISBY

INSPECTION BY APPOINTMENT ONLY

Allotment size: 797m²

Council rates: \$3,540.91 per annum

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

Year built: 2009

Zoned: General neighbourhood

Rental appraisal: Available upon request

Occupancy: Owner occupied

TYPE: For Sale

INTERNET ID: 300P192733

SALE DETAILS

\$645,000 to \$665,000

CONTACT DETAILS

Elders Real Estate - Whyalla

2 Patterson Street

Whyalla, SA

08 8644 4600

RLA: 62833

Jake Pope

0437 829 177

Positioned in the sought-after Whyalla Jenkins precinct, this property presents the ultimate dream home - beautifully finished, impeccably maintained and completely move-in ready. Designed for modern family living, the home flows seamlessly from light-filled interiors to an outstanding backyard entertaining area, perfect for weekend

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

barbecues, celebrations and relaxed evenings with friends. Conveniently located close to local schools, parks, shopping facilities and everyday amenities, this address offers both lifestyle and practicality in one impressive package. Whether you're searching for your forever home or a standout investment in a high-demand area, your opportunity at 46 Risby Avenue awaits.

Welcoming entry way

Formal lounge with ceiling fan

Spacious open-plan tiled living area with ceiling fan

Well-appointed kitchen featuring walk-in pantry, dishwasher, gas cooktop and breakfast bar

Sliding door access to the outdoor entertaining area

Family bathroom complete with powder room, separate toilet, walk-in shower and separate bath

Five generously sized, carpeted bedrooms with ceiling fans, two with built-in robes

Master suite with walk-in robe and private ensuite

Two bedrooms fitted with convenient study nooks

Second living/games room with bi-fold doors opening to the rear entertaining space

Functional laundry with direct access to the side yard

Solar power system for energy efficiency

Roller shutters to all front windows & bedrooms

Stunning paved alfresco entertaining featuring a wood-fired pizza oven, built-in mains gas BBQ and kitchenette

Double garage with roller doors, internal access and rear yard access

Colorbond shedding with power & roller door access via the side of the property

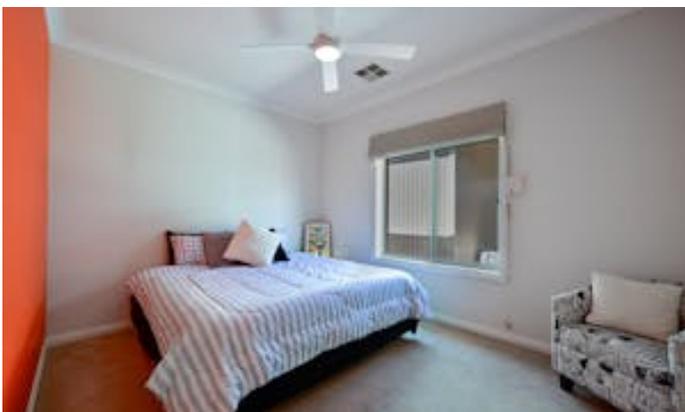
Double gate side access - ideal for caravan storage or secure additional off-street parking

Solar system

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

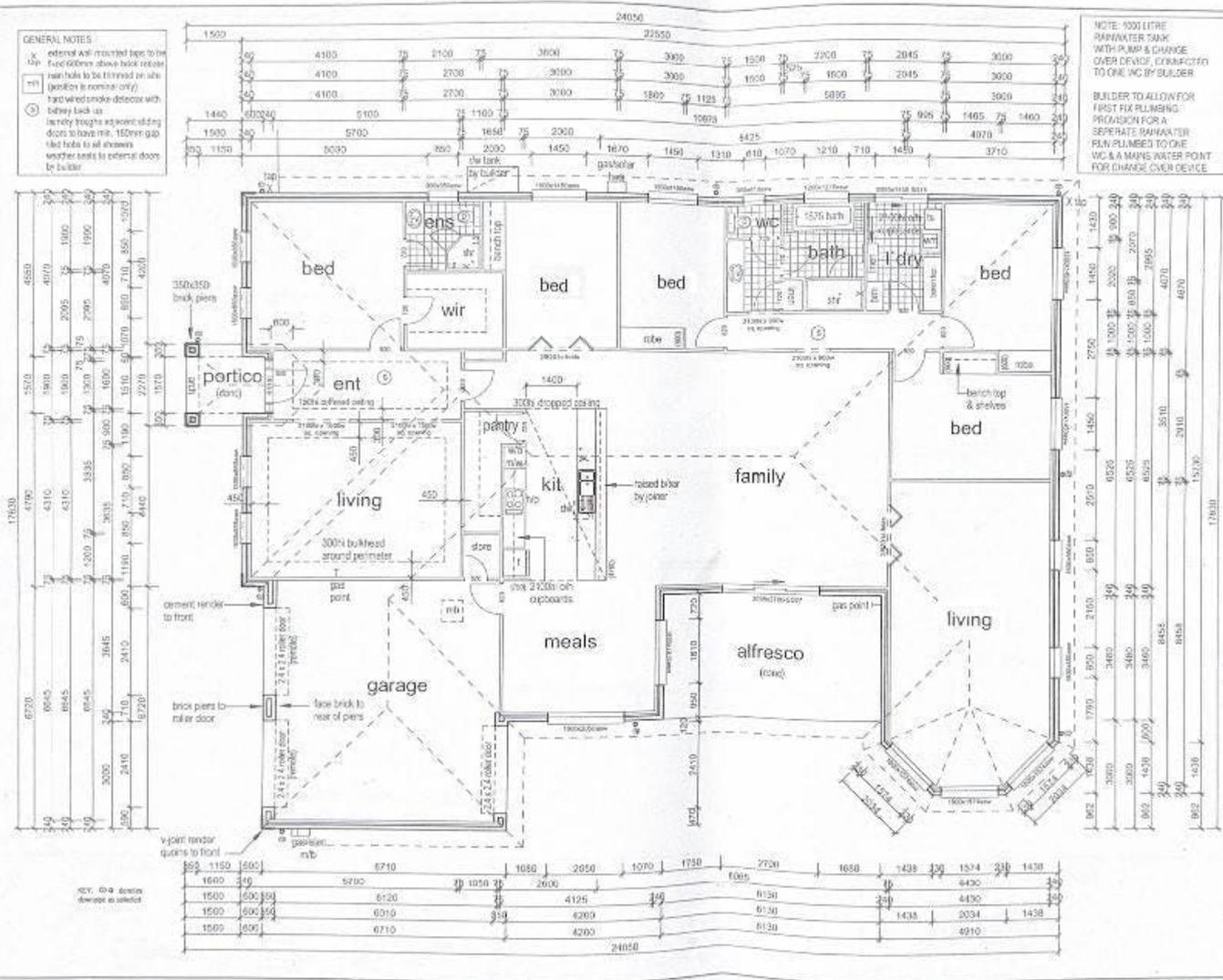
- Land Area 797.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- 3 car garage











WORLD CONCEPT HOMES
 712-714 South Road, Glandore
 5th Aust. 5037
 Ph (08) 8297 0145
 Fx (08) 8371 1153
 Lic. No. 0140238
 A.C.N. 97 008 087 278

All steel framing to comply with Aust Standards AS 3683
 Roof Piers subject to 1:1 engineer clearance
 Refer to engineers report for all structural elements
 Control on to as specified by engineer defined by

NOTES:
 HOUSE DESIGN W/C DISPLAY
 SPECIFICATION: DELUXE
 STD BRICK 230x115x75
 INSULATION CEILING R3.0
 EXTERNAL WALLS R3.0
 INTERNAL WALLS R1.5
 V-JOINT RENDER QUINNS TO FRONT
 RENDERED BASE COURSE TO FRONT
 CEMENT RENDER TO FRONT

Roof Material	Corrugated
Roof Pitch	35
Eave Width	450/44L
Ceiling Height	2500
Window Head Height	2125/2150

Floor Plan - Ground Sheet 1

WORLD CONCEPT DISPLAY HOME
 LOT 140
 RISBY AVENUE
 WHYALLA

Job No.	60148	Drawing No.	WD02	Rev	A
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Areas - M2	Scale	1:100
living - 78.42	Drawn	20-Sep-2007
garage - 45.25	Drawn	JOE H
alfresco - 17.33	Total Sheet	09
patio - 4.58		
TOTAL - 249.3		

Sales Rep: RICK PISANELLO

Amendments:
 # - 11 per page
 (Scale of table & top sheet - 1:100)

Version No. 0.12.180 - 1
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