



1 Graeme Jose Place, WHYALLA NORRIE, SA 5608

SMART INVESTMENT IN ESTABLISHED LEGENDS ESTATE

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

Allotment size: 651m²

Council rates: \$2,688.61 per annum

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

Year built: 2012

Zoned: General neighbourhood

Occupancy: Currently tenanted \$450 per week until 9 April 2026

Video inspection available upon request

TYPE: For Sale

INTERNET ID: 300P192864

SALE DETAILS

\$429,000

CONTACT DETAILS

Elders Real Estate - Whyalla

2 Patterson Street

Whyalla, SA

08 8644 4600

RLA: 62833

Jake Pope

0437 829 177

Positioned in the established Legends Estate, this property presents a compelling opportunity for the astute investor seeking strong regional performance. Located in a well-regarded residential pocket close to schools, shopping and community facilities, the property appeals to quality long-term tenants. The low-maintenance design and

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practical layout support consistent rental demand and ease of ongoing management. Secure an asset in a growing regional centre with the confidence of steady returns and future capital growth potential.

Entry to hallway

Tiled open plan living with split system air-conditioning and sliding door access to rear yard

Modern kitchen with dishwasher and gas cooktop

Three carpeted bedrooms, all with split system air-conditioning and built-in robes

Master bedroom with walk-in robe and private ensuite

Main bathroom with powder room, separate bath, walk-in shower, separate toilet and entry to second bedroom

Third bedroom with private ensuite

Built-in hallway storage

Tiled laundry with entry to rear yard

Double garage with roller door, internal and external access

Low maintenance yards for easy living

This property is rented furnished, and to be sold with furnishings. Inclusions to be confirmed with the Contract of sale.

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 651.00 square metres
- Bedrooms: 3
- Bathrooms: 3
- Double garage



