



## 72 Viscount Slim Avenue, WHYALLA NORRIE, SA 5608

SECURE TODAY, BENEFIT TOMORROW

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

Allotment size: 828m2

Council rates: \$1,941.26 per annum

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

Year built: 1960

Zoned: General neighbourhood

Occupancy: Currently tenanted \$300 per week on a periodic lease

Video inspection walkthrough available upon request

**TYPE:** For Sale

**INTERNET ID:** 300P193086

**SALE DETAILS**

**\$269,000**

**CONTACT DETAILS**

**Elders Real Estate - Whyalla**

2 Patterson Street

Whyalla, SA

08 8644 4600

RLA: 62833

**Jake Pope**

0437 829 177

Positioned in a well-established pocket of Whyalla Norrie, this property presents a fantastic opportunity for savvy investors seeking strong rental returns and long-term growth potential. This solid home offers low-maintenance appeal and practical living, making it highly attractive to quality tenants. Conveniently located close to schools,

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shops and local amenities, it sits in an area with consistent rental demand. Whether you're expanding your portfolio or securing your first investment, this property delivers affordability, reliability and excellent income potential.

Carpeted lounge room featuring air-conditioning and ceiling fan

Kitchen and meals equipped with air-conditioning

Functional kitchen with electric cooktop

Three well-sized, carpeted bedrooms

Tiled bathroom complete with walk-in shower and separate bath

Laundry with separate toilet and direct external access

Built-in hallway storage for added convenience

Concreted pergola

Spacious backyard offering a blank canvas to make your own

Low maintenance front yard

Shedding plus an additional large garden shed for extra storage

Rainwater tank

Double gate rear access providing 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 828.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2





