



## 30A Stirling Drive, WHYALLA STUART, SA 5608

EASY INVESTING WITH GREAT TENANTS

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

Allotment size: 388m<sup>2</sup>

Council rates: \$2,475.56 per annum

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

Year built: 2013

Zoned: General neighbourhood

Occupancy: Currently tenanted \$370 per week until 18 January 2027

Positioned in the well-connected suburb of Whyalla Stuart, 30A Stirling Drive presents a smart opportunity for investors seeking a property in a convenient and accessible location. The address places tenants within easy reach of local shopping centres, schools, parks and everyday amenities, supporting strong ongoing rental appeal. With essential services and transport links nearby, the property offers the lifestyle convenience many tenants prioritise when choosing where to live. An ideal addition to

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**TYPE:** For Sale

**INTERNET ID:** 300P193579

**SALE DETAILS**

**\$389,000**

**CONTACT DETAILS**

**Elders Real Estate - Whyalla**

2 Patterson Street

Whyalla, SA

08 8644 4600

RLA: 62833

**Jake Pope**

0437 829 177

an investment portfolio, this is a location-driven opportunity in a consistently sought-after area of Whyalla.

Entry to hallway with built-in linen storage

Large tiled open plan living space

Modern kitchen with electric oven

Master bedroom with ensuite

Two further carpeted bedrooms

Main tiled bathroom with bath and walk-in shower

Tiled laundry with external access outside

Split systems to all bedrooms and living room

Ceiling fan to master bedroom and living room

Blinds to all windows

Aluminium windows throughout

Rear verandah with paved flooring

Established low maintenance front and rear gardens

Colorbond fencing to sides of property

Aluminium fencing to rear with gates to laneway

Garage with roller door and internal access

\*\*\* 3 freestanding wardrobes are included, to be confirmed upon signing 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 388.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage



