



## 10 Callaghan Court, WHYALLA STUART, SA 5608

SECURE INVESTMENT OPPORTUNITY WITH QUALITY TENANT

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

Allotment size: 466m<sup>2</sup>

Council rates: \$2,344.41 per annum

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

Year built: 2014

Zoned: General neighbourhood

Occupancy: Currently tenanted \$340 per week until 8 January 2027

This well-maintained property at 10 Callaghan Court, Whyalla Stuart presents an outstanding opportunity for savvy investors seeking immediate returns. Currently tenanted by a fantastic occupant who is neat, tidy, and keen to extend their lease, it offers stability and peace of mind from day one. Positioned in a quiet and private cul-de-sac, the home appeals to long-term tenants looking for comfort and convenience. With close proximity to local shops and schools, this is a smart addition to

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.

**TYPE:** For Sale

**INTERNET ID:** 300P194212

**SALE DETAILS**

**\$385,000**

**CONTACT DETAILS**

**Elders Real Estate - Whyalla**

2 Patterson Street

Whyalla, SA

08 8644 4600

RLA: 62833

**Jake Pope**

0437 829 177

any investment portfolio.

Entry opens to a tiled hallway leading through to the open-plan living area

Light-filled living space featuring floating floorboards and split-system air conditioning

Modern tiled kitchen equipped with a dishwasher, gas cooktop, and built-in pantry storage

Tiled dining area with built-in storage cupboards and sliding door access to the alfresco

Three carpeted bedrooms, two complete with built-in robes

Master bedroom featuring split-system air conditioning, a walk-in robe, and private ensuite

Main bathroom includes a separate bath, walk-in shower, and separate toilet for added convenience

Single garage with roller door, offering both internal and external access, plus an integrated tiled laundry

Rainwater tank for added efficiency

Easy care front and rear yards

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 466.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage







