



## 55 Havelberg Street, WHYALLA STUART, SA 5608

### VALUE, SPACE & POTENTIAL

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

Allotment size: 811m<sup>2</sup>

Council rates: \$ per annum

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

Year built: 1965

Zoned: General neighbourhood

Occupancy: Currently tenanted \$280 per week until 9 September 2026

Positioned in a convenient and well-established pocket of Whyalla Stuart, this solid home presents an excellent opportunity for first home buyers, investors, or anyone seeking value with future potential. Offering a practical and functional layout, the property provides a strong foundation to enjoy as is, with scope to update, personalise, or enhance over time. Set on a generous allotment, there is plenty of space for outdoor entertaining, shedding, or future improvements, making it a versatile option for a range

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:** 300P194213

#### SALE DETAILS

**\$335,000**

#### CONTACT DETAILS

**Elders Real Estate - Whyalla**

2 Patterson Street

Whyalla, SA

08 8644 4600

RLA: 62833

**Jake Pope**

0437 829 177

of buyers. Currently tenanted by an occupant eager to extend their lease, the home also offers an appealing ready-made investment opportunity. Ideally located close to local schools, shops, and everyday amenities, this is a property that combines convenience, potential, and long-term appeal.

Entry into open-plan living/meals with split system air-conditioning

Functional kitchen featuring electric cooktop and ample cupboard storage

Three generously sized bedrooms, two with built-in robes

Master bedroom equipped with split system air conditioning

Timber flooring throughout the home

Central bathroom with separate bath, walk-in shower, and separate toilet

Tiled laundry with built-in storage and direct outdoor access

Roller shutters to most windows providing added privacy and security

Spacious rear yard complete with garden shed

Low maintenance front yard

Carport with roller door for secure off-street parking

Solar system for improved energy efficiency

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 811.00 square metres
- Bedrooms: 3
- Single carport



