

## 101 Hambidge Terrace, WHYALLA, SA 5600

SECURE INVESTMENT IN PRIME LOCATION – TENANT IN PLACE & LIFESTYLE AT YOUR DOORSTEP

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

Allotment size: 508m<sup>2</sup>

Council rates: \$1,908.46 per annum

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

Year built: 1950

Zoned: General neighbourhood

Rental appraisal: Available upon request

Occupancy: Currently tenanted \$200 per week until 20 November 2026

**TYPE:** For Sale

**INTERNET ID:** 300P194215

**SALE DETAILS**

**\$229,000**

**CONTACT DETAILS**

**Elders Real Estate - Whyalla**

2 Patterson Street

Whyalla, SA

08 8644 4600

RLA: 62833

**Jake Pope**

0437 829 177

Positioned in a sought-after pocket of Whyalla, this property presents an outstanding investment opportunity with a secure tenant already in place, offering immediate rental

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.

return. Enjoy the convenience of a fantastic location just moments from local caf  s, bakeries, everyday amenities, and scenic walking tracks at the wetlands-everything truly at your doorstep. Step inside and you're welcomed by a bright, cosy interior that instantly feels like home, appealing to quality tenants and ensuring ongoing demand. This is a low-maintenance, high-appeal property perfectly suited for savvy investors looking to expand their portfolio with confidence.

Entry to lounge with split system air-conditioning

Functional kitchen/meals with gas cooktop and built-in pantry storage

Two generously sized bedrooms, one equipped with split system air conditioning

Easy-care lino flooring throughout the home

Practical tiled bathroom with walk-in shower

Spacious tiled laundry with separate toilet, incorporating an extended layout from the converted sleepout

Double gated access providing convenient entry to the rear yard

Low maintenance front and rear gardens

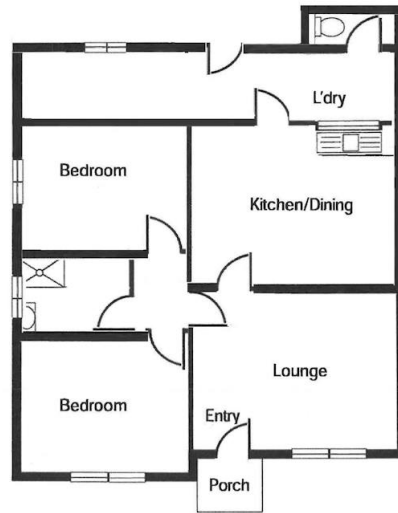
Rainwater tank

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 508.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1







NOT TO SCALE  
For Room Illustration Only