



## 3/100 Playford Avenue, WHYALLA, SA 5600

### EASY INVESTMENT PROPERTY

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

Internal unit size: 63m<sup>2</sup>

Council rates: \$ per annum

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

Year built: 1972

Zoned: General Neighbourhood

Rental appraisal: Available upon request

Occupancy: Leased at \$300 per week until 14 July 2027

Video inspection available upon request

**TYPE:** For Sale

**INTERNET ID:** 300P195017

#### 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 the highly sought-after suburb of Whyalla, this well-maintained second-storey unit offers both convenience and strong investment appeal. Ideally

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located within walking distance to local schools, the Playford Avenue and Essington Lewis Avenue shopping precincts, sporting facilities, and more, this property ticks all the boxes for lifestyle and location.

Currently tenanted by reliable occupants, the home provides an attractive rental return, making it a smart addition to any investment portfolio.

Welcoming entry into a tiled lounge area

Modern, spacious kitchen complete with electric oven

Tiled bathroom and laundry featuring a walk-in shower

Two generously sized, carpeted bedrooms with built-in robes

Master bedroom with air-conditioning

Split system air-conditioning servicing the living area

Convenient off-street, undercover parking with designated carpark

A fantastic opportunity for investors or those seeking low-maintenance living in a prime location.

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

- Bedrooms: 2
- Bathrooms: 1
- Single carport



