



## 106 Playford Avenue, WHYALLA, SA 5600

### PRIME INVESTMENT ON PLAYFORD

Allotment size: 530m2

Council rates: \$2,000,26 per annum

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

Year built: 1949

Zoned: General neighbourhood

Rental appraisal: Available upon request

Occupancy: Owner occupied

Positioned in a consistently high-demand pocket of Whyalla, 106 Playford Avenue presents a compelling opportunity for investors seeking strong rental appeal. The home features a range of internal upgrades, enhancing tenant comfort while reducing immediate capital outlay. A standout inclusion is the large shedding, offering added versatility for storage, trades or lifestyle use—##an attractive feature for long-term tenants. Set in a popular suburb with proven rental demand, this is a smart addition to any investment portfolio.

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:** 300P195652

#### SALE DETAILS

**\$259,000**

#### CONTACT DETAILS

**Elders Real Estate - Whyalla**

2 Patterson Street

Whyalla, SA

08 8644 4600

RLA: 62833

**Jake Pope**

0437 829 177

Welcoming entry into a carpeted lounge complete with air-conditioning

Functional kitchen/meals featuring a gas cooktop

Master carpeted bedroom with split system air-conditioning and walk-in robe with ample storage

Second bedroom with hardwood flooring and ceiling fan

Floor to ceiling tiled bathroom with walk-in shower

Laundry with separate toilet and sliding door access to the rear yard

Colorbond carport with roller door

Colorbond verandah, ideal for outdoor entertaining

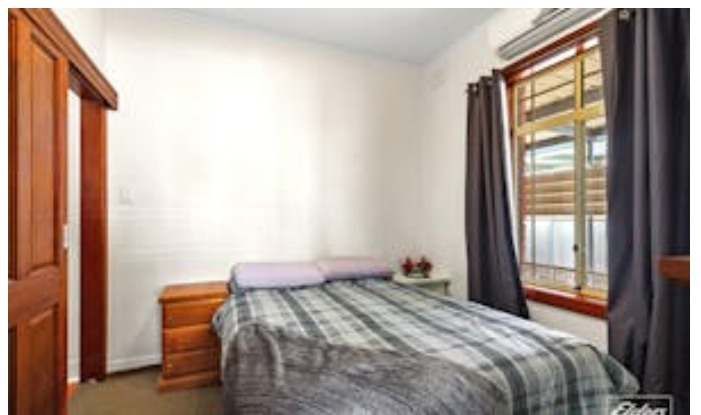
Large concrete and powered shed with roller door to rear

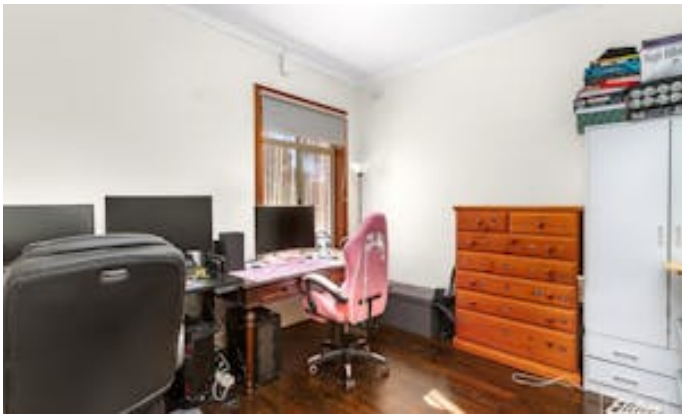
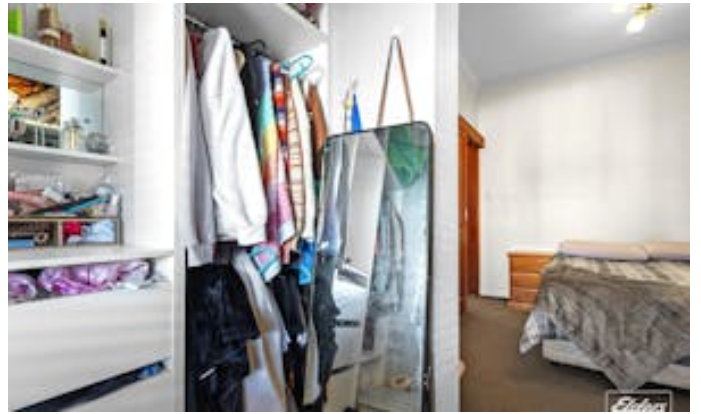
Convenient double-gated access to rear lane

Low maintenance front and rear yards

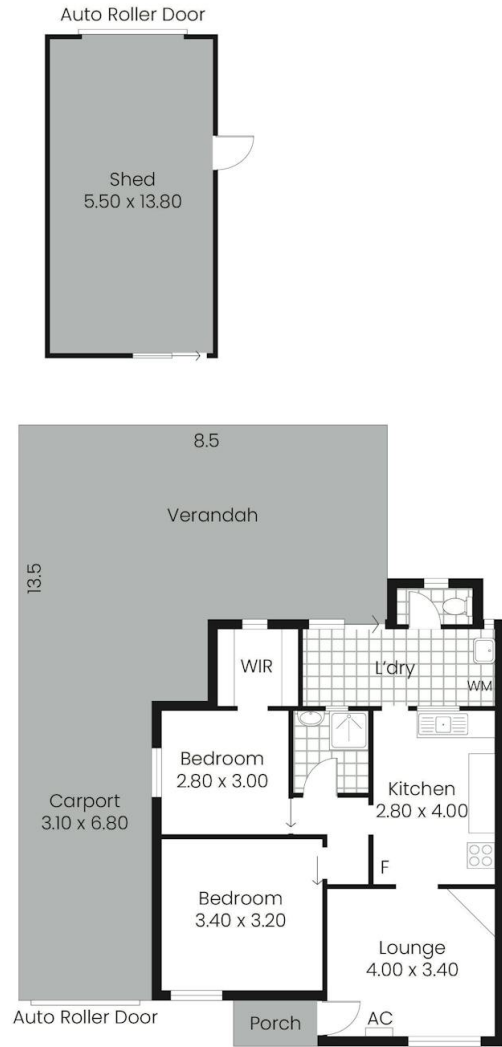
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- Land Area 530.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Double garage
- Double carport









Living:	59.60sqm
Porch/Carport:	23.60sqm
Verandah/Shed:	114.20sqm
Total:	197.40sqm

This drawing is for illustration purposes only.  
 All measurements are internal and approximate.  
 Details intended to be relied upon should be  
 independently verified.  
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