



## 3 Wallace Street, WHYALLA PLAYFORD, SA 5600

### IDEAL LOCATION, EFFORTLESS LIFESTYLE

Allotment size: 923m<sup>2</sup>

Council rates: \$2,262.46 per annum

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

Year built: 1967

Zoned: General Neighbourhood

Rental appraisal: Available upon request

Occupancy: Vacant

Positioned in a sought-after pocket of Whyalla Playford, 3 Wallace Street offers a peaceful lifestyle in a quiet, well-established street. Enjoy the convenience of being just moments from local schools, parks, and everyday amenities, making it an ideal choice for families, first home buyers or investors. The location combines comfort and accessibility, creating an easy, low-maintenance way of living. A great opportunity to secure a home in a well-connected and desirable neighbourhood.

**TYPE:** For Sale

**INTERNET ID:** 300P195687

**SALE DETAILS**

**\$415,000**

**CONTACT DETAILS**

**Elders Real Estate - Whyalla**

2 Patterson Street

Whyalla, SA

08 8644 4600

RLA: 62833

**Jake Pope**

0437 829 177

Welcoming entry leading into a spacious lounge featuring a ceiling fan and split system air-conditioning

Upgraded modern kitchen/meals with ample cupboard space and electric cooktop

Three bedrooms, two with built-in robes, one with ceiling fan

One with ceiling fan and split system air-conditioning

Polished floorboards throughout living and bedrooms

Tiled bathroom with walk-in shower

Renovated tiled laundry with separate toilet, built-in storage and direct external access

Roller shutters to front windows adding extra privacy and security

Tiled front porch, ideal for relaxing with your morning coffee

Carport with gated access through to the rear yard

Spacious backyard with established lawn area

Large shed

Additional garden shed for extra storage

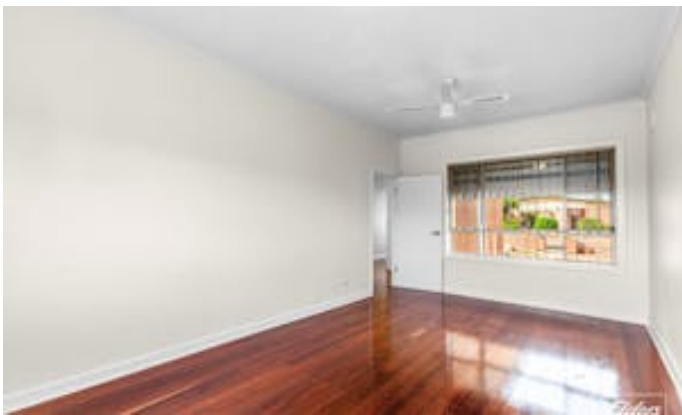
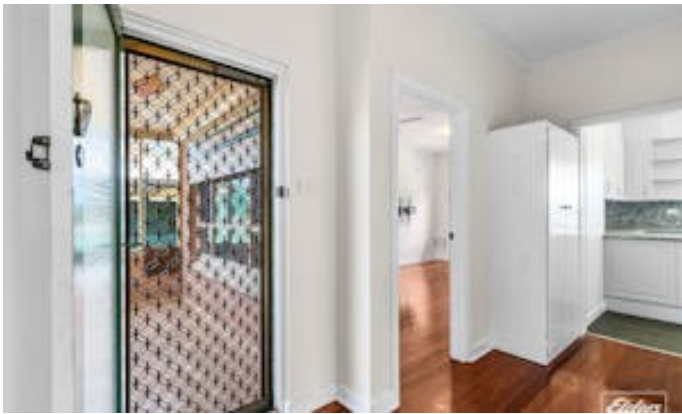
Rainwater tank

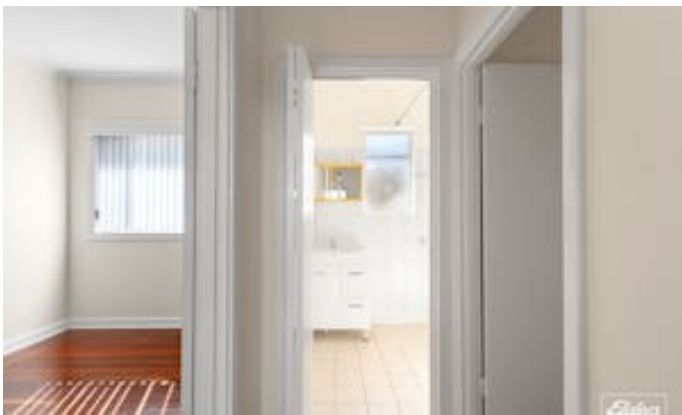
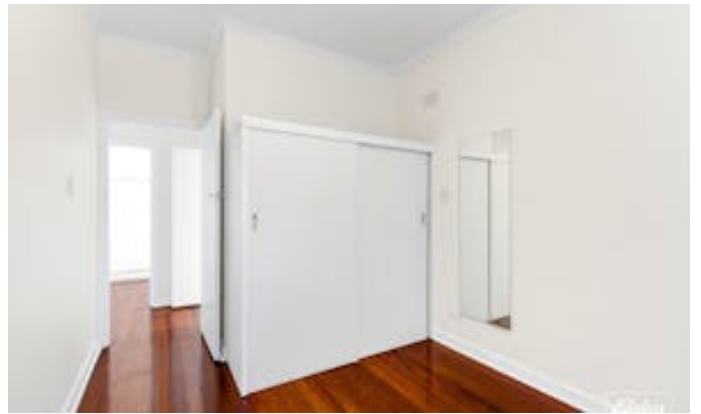
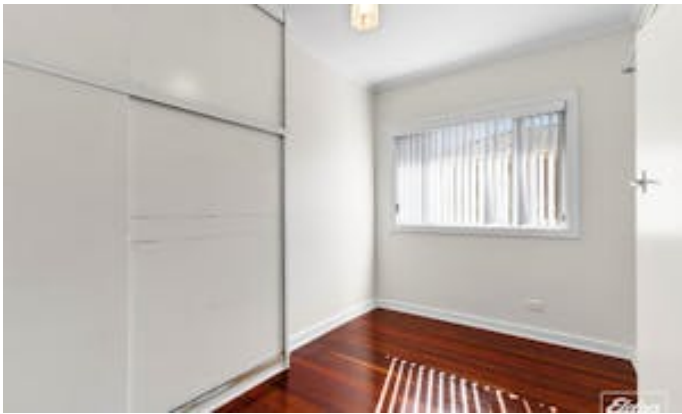
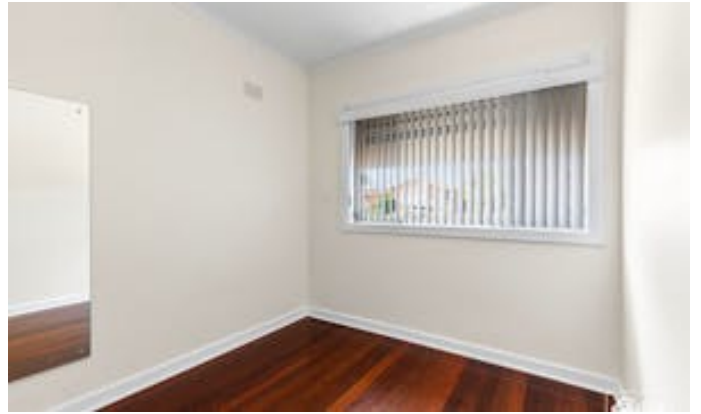
Convenient double gated access to rear lane

Solar system & solar hot water

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

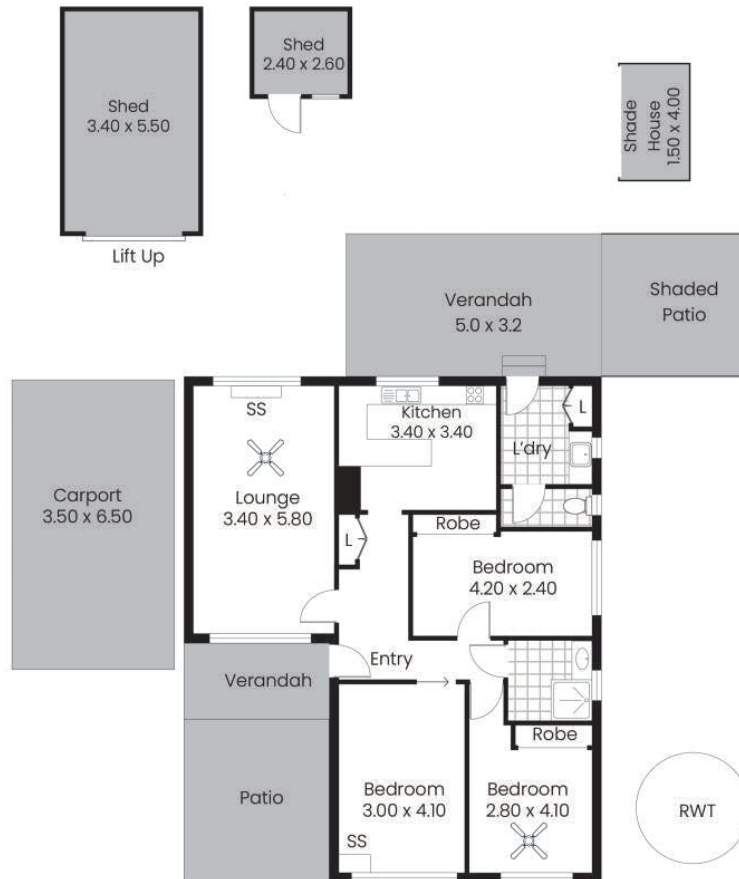
- Land Area 923.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport











|                 |           |
|-----------------|-----------|
| Living:         | 79.77sqm  |
| Verandah/Patio: | 41.28sqm  |
| Carport:        | 22.75sqm  |
| Shed:           | 24.94sqm  |
| Shade House:    | 6.00sqm   |
| Total:          | 174.74sqm |

This drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.  
Produced by Open2view.com

