



## 36 Head Street, WHYALLA STUART, SA 5608

MODERNISED HOME OFFERING INSTANT INVESTMENT INCOME

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

Allotment size: 775m2

Council rates: \$1,888.81 per annum

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

Year built: 1960

Zoned: General neighbourhood

Occupancy: Currently tenanted \$400 per week until 9 October 2026

Positioned directly opposite Stuart Park, this upgraded investment property offers a lifestyle location tenants will love, with open green space, playgrounds and room for the kids to enjoy right across the road. Conveniently located within walking distance to a local convenience store and doctors surgery, while Whyalla's main shopping hub is only a short drive away. Updated throughout for comfortable modern living, the home presents as a low-maintenance addition to any investment portfolio. Complete with a

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**TYPE:** For Sale

**INTERNET ID:** 300P196307

**SALE DETAILS**

**\$379,000**

**CONTACT DETAILS**

**Elders Real Estate - Whyalla**

2 Patterson Street

Whyalla, SA

08 8644 4600

RLA: 62833

**Jake Pope**

0437 829 177

secure tenant already in place, this is a ready-made investment opportunity delivering immediate returns.

Entry into open plan living

Upgraded kitchen featuring a breakfast bar, dishwasher, and ample cupboard storage

Four carpeted bedrooms, two with built-in robes and ceiling fans, plus an additional bedroom with a ceiling fan

Spacious master bedroom complete with split-system air conditioning, ceiling fan, and built-in robe

Upgraded tiled bathroom with walk-in shower

Convenient second toilet

Roller shutters throughout for enhanced privacy and security

Rear decked entertaining area, perfect for outdoor living

Established, low-maintenance gardens

Secure carport with roller door

Shedding for additional storage

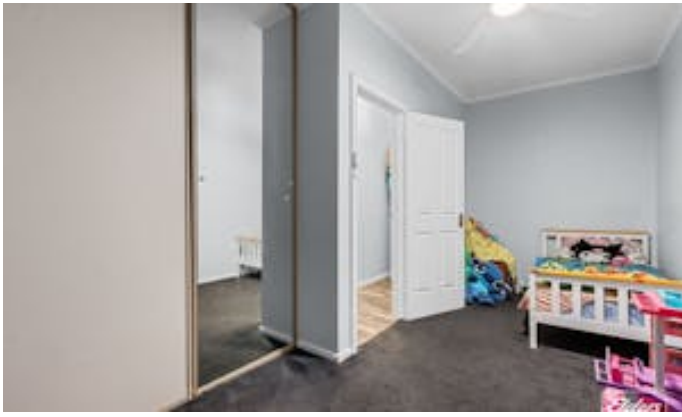
Rainwater tank

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 775.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Single garage
- Single carport







Living:	143.67sqm
Verandah/Carport:	44.66sqm
Deck/Shed:	87.95sqm
Total:	276.28sqm

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

