



## 107 Broadbent Terrace, WHYALLA, SA 5600

BLUE-CHIP LOCATION RIGHT BY THE OCEAN

Allotment size: 982m<sup>2</sup>

Council rates: \$2,328.06 per annum

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

Year built: 1962

Zoned: General neighbourhood

Rental appraisal: Available upon request

Occupancy: Vacant

An exceptional opportunity to secure a much-loved family home in one of Whyalla's most desirable coastal pockets. Held and cherished for many years, this home is filled with memories and now awaits its next chapter. Perfectly positioned just moments from the local foreshore, sporting grounds and the beautiful Ada Ryan Gardens, the location offers an enviable lifestyle with everyday convenience and genuine community charm.

While the home is ready for renovation and restoration, the potential here is undeniable.

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:** 300P196736

**SALE DETAILS**

**\$359,000**

**CONTACT DETAILS**

**Elders Real Estate - Whyalla**

2 Patterson Street

Whyalla, SA

08 8644 4600

RLA: 62833

**Jake Pope**

0437 829 177

Whether you're looking to invest, renovate, or create a welcoming family haven of your own, this is a rare chance to secure a property where the location truly is priceless - right in the heart of the very best of Whyalla living.

Entry into hallway

Living with air-conditioning and external access

Three bedrooms

Kitchen with electric cooktop and wall oven

Tiled bathroom with shower over bath

Tiled laundry with separate toilet and direct external access

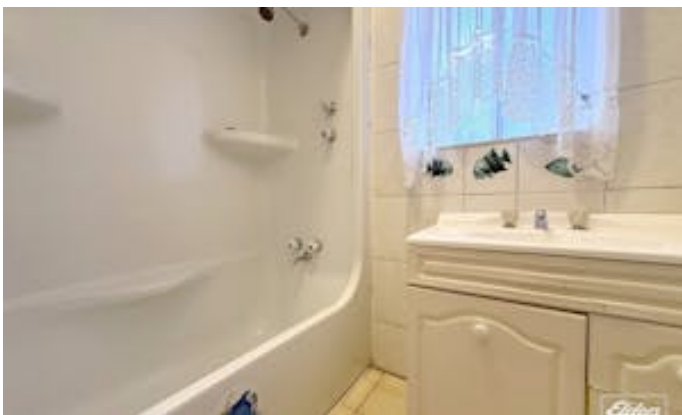
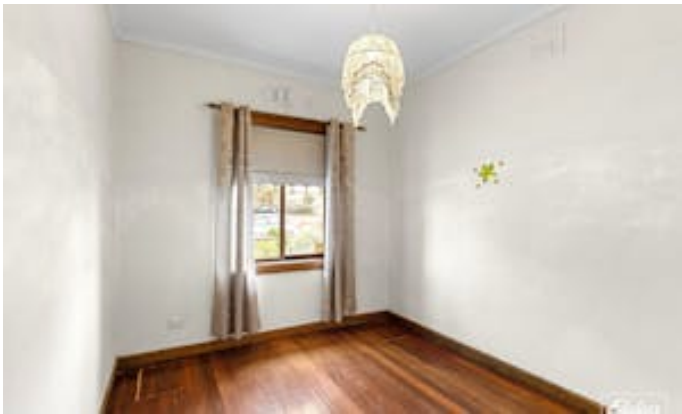
Carport with roller door & adjoining workshop area

Spacious rear yard with endless potential

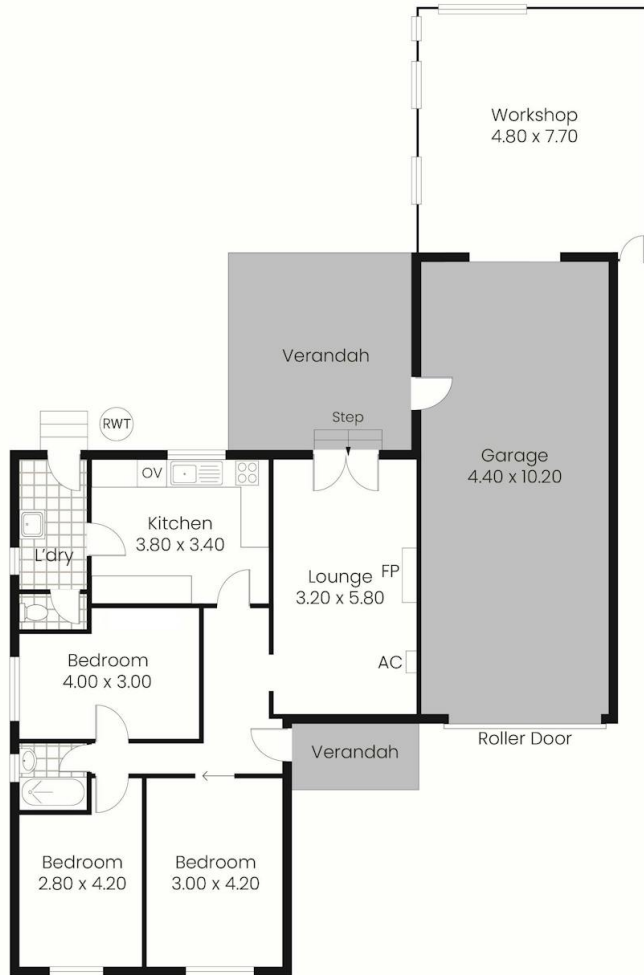
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- Land Area 982.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double carport









Living:	83.22sqm
Garage/Workshop:	81.84sqm
Verandah:	23.70sqm
Total:	188.76sqm

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

