



30 Stirling Drive, WHYALLA STUART, SA 5608

MODERN, LOW MAINTENANCE LIVING WITH PROVEN RENTAL STABILITY

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

Allotment size: 383m²

Council rates: \$2,475.36 per annum

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

Year built: 2013

Zoned: General neighbourhood

Occupancy: Currently tenanted \$360 per week until 30 July 2027

Video inspection: available upon request

TYPE: For Sale

INTERNET ID: 300P196952

SALE DETAILS

\$389,000

CONTACT DETAILS

Elders Real Estate - Whyalla

2 Patterson Street

Whyalla, SA

08 8644 4600

RLA: 62833

Jake Pope

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Built in 2013, this modern and low-maintenance home offers an outstanding investment opportunity in the growing suburb of Whyalla Stuart. Designed for easy living, the property is complemented by a secure and reliable tenant who has called the home their own since 2017, providing immediate rental income and peace of mind.

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.

Conveniently located within walking distance of Long Street Primary School and just a short drive from Whyalla's main shopping precinct, the home appeals to both tenants and future owner-occupiers alike. An ideal set and forget investment, this quality property combines modern comfort, strong tenancy history, and a highly practical location.

Entry to tiled hallway

Generous sized open plan living area

Functional kitchen with freestanding oven and ample built-in storage

Three carpeted bedrooms, master with ensuite

Main bathroom with bath and walk-in shower

Separate tiled toilet

Tiled laundry with external access

Split-system air conditioning to all bedrooms and living area

Single garage with roller door

Rear verandah with pavement floor

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 383.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage









Living:	115.85sqm
Verandah:	29.70sqm
Garage:	14.00sqm
Porch:	2.00sqm
Shed:	1.35sqm
Total:	162.90sqm

