



## 12 Fitzgerald Avenue, WHYALLA JENKINS, SA 5609

### MODERN OCEAN EYRE LIVING

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

Allotment size: 450m<sup>2</sup>

Council rates: \$2,459.16 per annum

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

Year built: 2008

Zoned: General neighbourhood

Occupancy: Currently tenanted \$460 per week until 7 January 2027

Positioned in the highly sought-after Ocean Eyre Estate, 12 Fitzgerald Avenue, Whyalla Jenkins presents an outstanding investment opportunity with a tenant already in place. This modern home offers comfortable, low-maintenance living in a family-friendly location, just a short walk from the popular Ocean Eyre Park. Designed for contemporary lifestyles, the property combines convenience, appeal, and strong rental potential. Secure an investment in one of Whyalla's most desirable estates and enjoy

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:** 300P197267

**SALE DETAILS**

**\$519,000**

**CONTACT DETAILS**

**Elders Real Estate - Whyalla**

2 Patterson Street

Whyalla, SA

08 8644 4600

RLA: 62833

**Jake Pope**

0437 829 177

immediate rental income from day one.

Welcoming entry hallway leading to the spacious open-plan living and dining area at the rear of the home, complete with split-system air conditioning and sliding door access to the outdoor patio

Stylish floating floorboards throughout the main living areas

Modern kitchen featuring a gas cooktop, dishwasher and generous storage

Formal carpeted lounge with split system air-conditioning

Four well sized carpeted bedrooms, three fitted with built-in robes and ceiling fans

Spacious master suite featuring split-system air conditioning, a walk-in robe, and private ensuite

Family bathroom complete with a separate powder room, walk-in shower, bathtub, and separate toilet

Functional tiled laundry with built-in storage and convenient external access

Double garage with roller doors and both internal and external access to the property

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 450.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage



