



1 Jeffries Street, WHYALLA PLAYFORD, SA 5600

HIGH DEMAND LOCATION WITH ESTABLISHED TENANCY

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

Allotment size: 1,034m²

Council rates: \$2,802.76 per annum

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

Year built: 1948

Zoned: General neighbourhood

Occupancy: Currently tenanted \$470 per week until 28 May 2027

Positioned in a highly sought-after location, 1 Jeffries Street, Whyalla Playford presents an outstanding investment opportunity with a secure tenant already in place. Ideally located within walking distance to St John's College and close to sporting grounds, UniSA campus, and shopping facilities, this property offers strong appeal to long-term renters. The convenient lifestyle location supports consistent tenant demand and excellent rental prospects. Add this well-positioned, income-producing property to your

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TYPE: For Sale
INTERNET ID: 300P197692
SALE DETAILS
\$459,000
CONTACT DETAILS
Elders Real Estate - Whyalla
2 Patterson Street
Whyalla, SA
08 8644 4600
RLA: 62833
Jake Pope
0437 829 177

portfolio and enjoy the benefits of an established investment from day one.

Welcoming entry hallway featuring split-system air conditioning

Open plan living with combustion heater and ceiling fan

Modern kitchen complete with dishwasher and generous built-in pantry storage

Master bedroom featuring a large mirrored built-in robe

Two bedrooms complete with ceiling fans

Flexible third bedroom or home office with air conditioning

Additional lobby/walk-through study area with air conditioning

Convenient second toilet located externally

External laundry with extensive built-in linen and storage cupboards

Fully lined and air-conditioned rumpus room, ideal as an additional bedroom, second living area, or games room

Large extended height carport with automatic roller door, providing ample space for a large caravan, boat, or multiple vehicles

Generous rear verandah perfect for outdoor entertaining

Concreted, powered shed offering excellent workshop or storage space

Energy-efficient solar power system

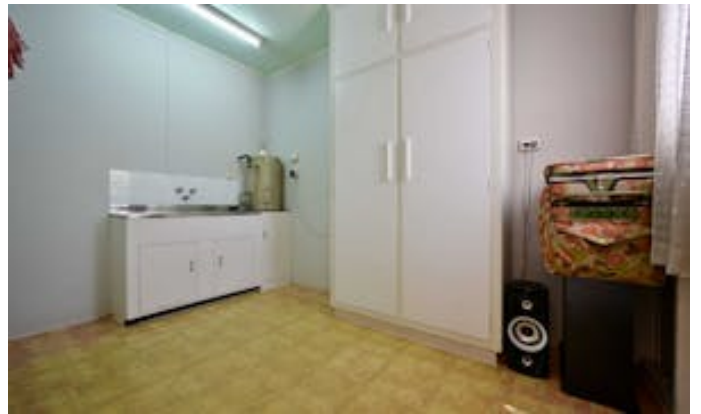
Valuable dual laneway access for added convenience and flexibility

Well maintained front and rear gardens

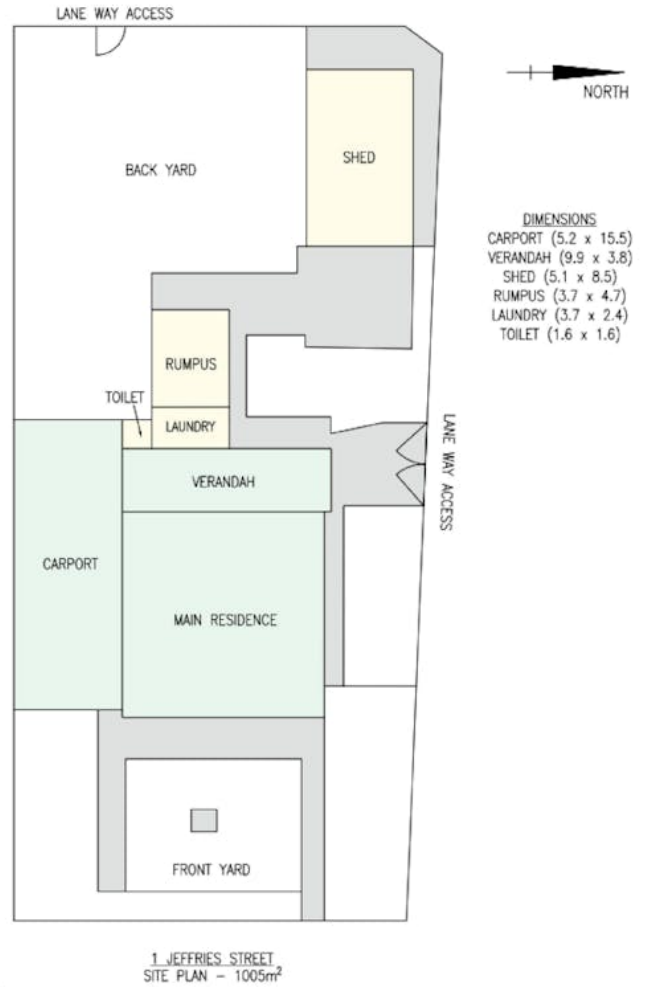
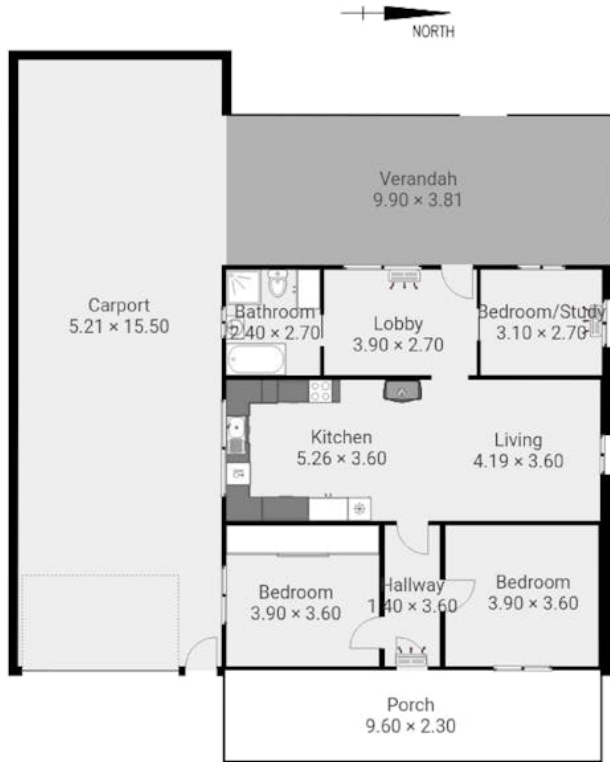
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- Land Area 1,034.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- 3 car carport









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