



48 Phillips Street, WHYALLA STUART, SA 5608

LEASED & DELIVERING IMMEDIATE RETURNS

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

Allotment size: 504m²

Council rates: \$1,800.26 per annum

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

Year built: 1965

Zoned: General neighbourhood

Occupancy: Currently tenanted \$270 per week until 19 March 2027

This solid investment opportunity comes with a secure lease already in place, providing immediate rental income from day one. Conveniently located within walking distance to Westland Shopping Centre, the property offers excellent appeal to long-term tenants seeking easy access to retail, dining and everyday conveniences. Positioned close to schools, childcare facilities and public transport, it enjoys a practical and highly accessible location. A low-maintenance addition to any portfolio, this is an affordable

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: 300P198388

SALE DETAILS

\$239,000

CONTACT DETAILS

Elders Real Estate - Whyalla

2 Patterson Street

Whyalla, SA

08 8644 4600

RLA: 62833

Jake Pope

0437 829 177

investment with strong tenant demand in the growing Whyalla market.

Welcoming entry to lounge featuring split system air-conditioning for year round comfort

Practical kitchen and dining area equipped with electric cooktop

Three comfortable carpeted bedrooms

Tiled bathroom

Laundry with separate toilet and direct external access

Security screens to front windows for added peace of mind

Rainwater tank

Secure carport with roller door

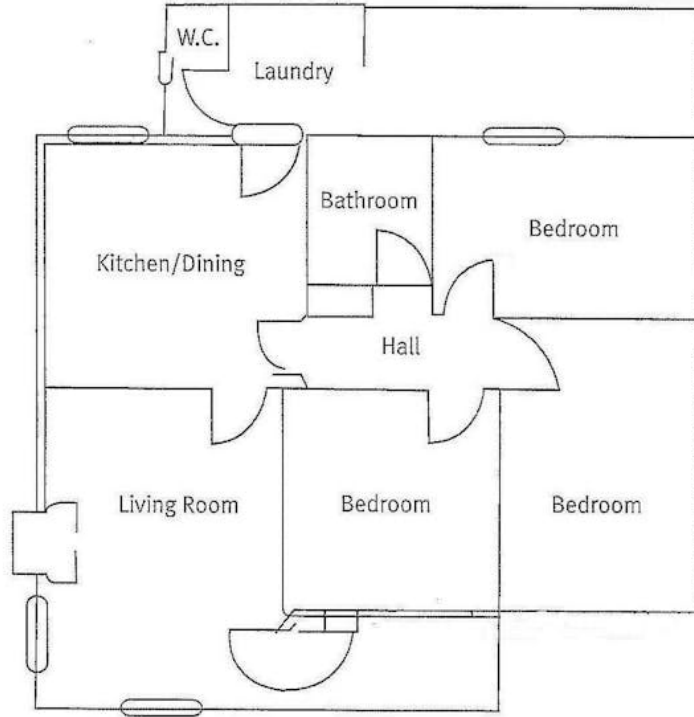
Easy-care gardens requiring minimal upkeep

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 504.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport







NOT TO SCALE
For Illustrative Purposes Only

