



43 Vern Schuppan Drive, WHYALLA NORRIE, SA 5608

READY MADE INVESTMENT IN POPULAR LEGENDS ESTATE

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

Allotment size: 312m2

Council rates: \$2,442.76 per annum

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

Year built: 2013

Zoned: General Neighbourhood

Occupancy: Currently tenanted \$2,498.51 per month (\$575PW) until 23 July 2027

Positioned in the highly sought-after Legends Estate, this quality home presents an outstanding opportunity for investors seeking immediate rental returns with a secure lease in place until July 2027. Ideally located close to UniSA, schools, Westland Shopping Centre and a range of everyday amenities, it offers lasting appeal for quality tenants. Combining a convenient location with low maintenance living, this is a smart addition to any investment portfolio. Secure your place in one of Whyalla Norrie's most

TYPE: For Sale
INTERNET ID: 300P199002
SALE DETAILS
\$499,000
CONTACT DETAILS
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RLA: 62833
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desirable residential estates with a property that's already delivering reliable income.

Tiled entry leading to a spacious open plan living with split system air-conditioning and sliding door access to the alfresco

Modern kitchen featuring a gas cooktop, dishwasher, ample bench space and generous storage

Three carpeted bedrooms, each complete with a private ensuite and split system air-conditioning

Two bedrooms with built-in robes, while the master bedroom features a walk-in robe

Convenient fourth toilet with hand basin

Separate laundry with direct access from the garage

Double garage with roller door, plus internal and rear access

Alfresco area UMR

Neat, low-maintenance front and rear yards

This property is furnished, full furniture inventory list available on request

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 312.00 square metres
- Bedrooms: 3
- Bathrooms: 3
- Double garage





AREAS:

LIVING	132.19
PORCH	39.22
ALFRESCO	10.37
PORTICO	2.17
TOTAL	183.95

