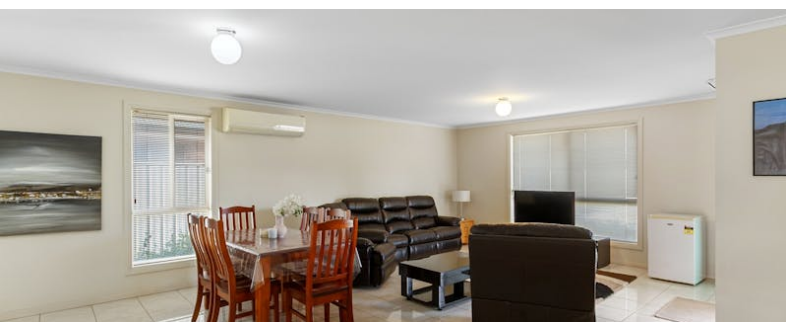




9 Julie Francou Place, WHYALLA NORRIE, SA 5608

INVEST IN THE HEART OF LEGENDS ESTATE

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

Allotment size: 368m2

Council rates: \$2,491.91 per annum

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

Year built: 2011

Zoned: General neighbourhood

Occupancy: Currently tenanted \$2,100 per month (\$483PW) on a periodic lease

Positioned in the popular Legends Estate, this well located property presents an excellent opportunity for investors looking to secure a quality asset in a high demand area. Currently tenanted, it offers immediate rental income from day one. Conveniently located just moments from UniSA, local schools, Westland Shopping Centre and a range of everyday amenities, the location continues to attract strong tenant appeal. Combining convenience with low maintenance living, this is a fantastic addition to any

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: 300P199052

SALE DETAILS

\$515,000

CONTACT DETAILS

Elders Real Estate - Whyalla

2 Patterson Street

Whyalla, SA

08 8644 4600

RLA: 62833

Jake Pope

0437 829 177

investment portfolio.

Entry to tiled hallway leading to the spacious open plan living, complete with split system air-conditioning and sliding door access to the undercover alfresco

Contemporary kitchen featuring a gas cooktop, dishwasher, large island bench and ample bench and cupboard space

Three well sized carpeted bedrooms, all with split system air-conditioning, two with built-in robes

Master suite complete with a walk-in robe and private ensuite

Second bedroom with private ensuite

Well-appointed main bathroom offering a walk-in shower, separate bath, powder room, separate toilet and direct access to the third bedroom

Spacious laundry with extensive built-in storage and convenient external access

UMR Alfresco

Double garage with roller door providing both internal and external access

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



