







12/75 Bradford Street, WHYALLA PLAYFORD, SA 5600

Investment opportunity or convenient residence

This two bedroom stylishly furnished apartment will suit many prospective options.

It can be an investment property with a great yield, an accommodation solution for your FIFO roster, or a simple compact flat to reside, yours to choose!

It has an open plan lounge, meals and kitchen area with floating floors to the living area and carpets to good size bedrooms.

Upgraded kitchen with all the appliances and a comfortable bathroom has all you need.

Split system air-conditioning services the apartment, WIFI available, gates and CCTV ensure security and the grounds are fastidiously maintained.

Common laundry facilities and undercover parking.

The apartment is located on top floor providing for some neat views.

The price includes all furniture, so what you see is what you get.

Inspection by private appointment

TYPE: Sold

INTERNET ID: 300P69795

SALE DETAILS

UNDER CONTRACT

CONTACT DETAILS

Elders Real Estate -Whyalla

2 Patterson Street Whyalla, SA 08 8644 4600 RLA: 62833

Jake Pope 0437 829 177



Council Rates: \$975.73 per annum

Strata Fees: \$539.71 per quarter

Currently leased: \$1,260.12 per month plus utilities on a periodic basis

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

Bedrooms: 2Bathrooms: 1Single carport





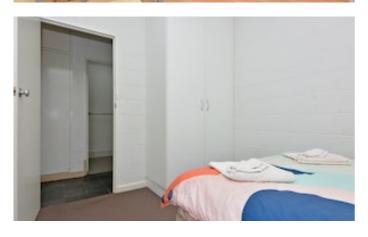






















The following questions may help you to identify if a property is appropriate to purchase. In meny cases the questions relate to a vestely of leves and standards. These leves and standards change even time, so it is important to seek the root up to date information. Vactors government agencies can provide up to date and relavant information on smany of these questions. To find out more, Consumer and Business Services recommends that you check the website: https://dx.augyc.cim

Consider laving a professional building inspection done before proceeding with a purchase. A building inspection will help you answer some of the questions below.

The questions have been categorised under the headings Safety, Experiment and Value, but all of the issues are relevant to each heading.

Safets

- Is there ashestes in any of the buildings or elsewhere on the property og sheds and fences?
- Does the properly have any significant defects og cracking or salt damp? Here the wet areas been waterproofed?
- In the property in a bushfire prone seen?
- Are the electrical wiring, gas installation, plumbing and appliances in good working order and in good condition? Is a safety switch (ECD) installad? In it working?
- Are there any probibited gas appliances in bedrooms or bedrooms?
- Are smoke above installed in the bound lifes, see they hardwired? Are they in good working order and in good condition? Are they compliant?
- In there a swimming pool and/or upa pool installed on the property? Are there may eafety hurriers or forces in place? Do they conform to current steadards?









- Are there any significant trees on the property?
- In this property a unit on streta or community title? What could this mean for you? Is this property on strata or community title? Do you understand the restrictions of use and the financial obligations of ownershap? Will you have to pay a previous owner's dailet or the cost of planned improvements?
- In the property close to a hotel, restaurant or other venue with entertainment consent for live music? In
 the property close to any industrial or commercial activity, a busy road or sixport six that may result in
 the generation of noise or the emission of materials or ofsees into the six?
- What appliances, equipment and fittings are included in the sale of the property?
- \bullet is there inflicient circ perking space available to the property?

Value

- Are there any illegal or unapproved additions, extensions or alterations to the buildings on the research?
- How energy efficient is the home, including appliances and lighting? What energy seeries (ag electricity, gas) are available?
- In the property connected to S.A. Water operated and maintained scales water? In a major water connection available? Does the property laws a recycled water connection? What not of water unter located on the property (a direct we idedirect meter — an indirect meter can be located some distance from the property? In the property connected to a water mater that is also serving morther property?
- Are there water taps outside the building? Is there a watering system installed? Are they in good working order and is good condition?



You should access the suitability of any purchase of the land or business in light of your own needs and circumstances by sesking independent financial and legal advice.

- in the case of oral advice immediately before giving the advice, give the person warning of the matters set out in this Form orally, proficed by the words "I am legally required to give you this warning"; or warning"; or or written advice at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or hypewritten in set smaller than 12-point hype.