

**11 Havelberg Street, Whyalla Stuart, SA 5608**



**House For Sale**

Friday, 24 May 2024

**11 Havelberg Street, Whyalla Stuart, SA 5608**

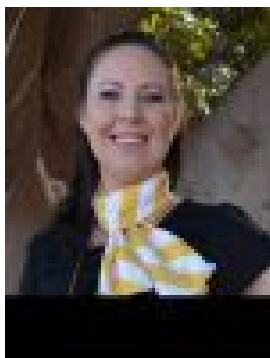
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 545 m2**

**Type: House**



Leah Kirk

## Price By Negotiation

A fantastic opportunity to secure yourself the perfect starter or downsizer or even the wise investment. This 1965 brick maisonette features a thoughtful floor plan boasting 3 bedrooms, 1 bathroom and an impressive size shed. For the investor, this property is currently tenanted on a fixed term lease until 15th August 2024 at \$210.00 per week rent. Position perfect on an allotment size of approximately 545m<sup>2</sup>, this home welcomes you with low maintenance front gardens, a driveway leading to double gates for rear yard access plus security window screens. Upon entry invites you to a good size living room featuring timber floorboards and a wall air conditioner for your comfort. Moving through places the combined kitchen and dining area featuring upgraded cabinetry offering you plenty of storage and bench space plus an upright electric oven and stove top. Flowing off the hallway are 3 bedrooms designed for your comfort complete with curtains fitted to the good size windows and continues the timber floorboards to compliment each room. Also flowing from the hallway you are met with a functional designed bathroom featuring a walk-in shower, a separate bathtub and a basin. Following to the rear of the home opens up to a private verandah featuring a lattice enclosure - A perfect area of the home to sit down and relax. Moving through opens up to a good size rear yard with lawn and a generous size shed complete with concrete flooring which offers plenty of space for all your storage needs. This home is set in a location of convenience being within close proximity to schools, shops and transport - Don't miss out on this great opportunity and contact Leah Kirk today! Council Rates: Approximately \$1,685.78 per annum Rental Appraisal: Available upon request Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.