

**2 Emery Street, Whyalla Norrie, SA 5608**

**HARRIS**

**Sold House**

Thursday, 10 August 2023

2 Emery Street, Whyalla Norrie, SA 5608

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 973 m<sup>2</sup>**

**Type: House**



Craig Costello  
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**\$129,000**

An exceptional opportunity to secure a home or investment property that offers 3 bedrooms and a floor plan with a combined kitchen & dining area and a separate generous living room to the front of the home. This home is in need of some attention from the new owner but it represents a great opportunity to get into the market or add to your property portfolio and with a small amount of effort add instant equity to your new property. The kitchen cupboards are in good condition for you to enjoy immediately and with the removal of some wall paper and a paint the kitchen and dining area will be easily transformed. The separate living room also needs a fresh coat of paint and the floor boards throughout would look amazing if polished. The bathroom is in good condition and outside the property offers a single garage and a large rear veranda. The original under main roof entertaining area has been turned into a valuable sleepout or study add additional options to the floor plan. With all the below attributes this property is exceptional value:- Good sized master bedroom- Located in popular location of Whyalla Norrie- Front & rear yards are tidy & established and value can be added with simple landscaping- Concrete driveway- Generous allotment of approximately 973sqm- Some easy minor improvements value would easily be added to this property Perfect for buyers looking for their first home or investment property. There is no better time to consider Whyalla as an investment location with over \$1.955 Billion in economic activity planned or underway in the region and with rental vacancy rates extremely low there has been no better time to invest in the City of Whyalla. For further details on the property or the economic activity in the City of Whyalla phone Craig Costello from Harris Real Estate on 0448 212 066 or email [craigc@harrisre.com.au](mailto:craigc@harrisre.com.au) Specifications: CT / 5846/392 Council / Whyalla Zoning / GN Built / 1960 Land / 973m<sup>2</sup> Frontage / 21.12m Council Rates / \$1910.58pa SA Water / \$70.80pq supply only Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Hincks Avenue P.S, Nicolson Avenue P.S, Fisk Street P.S, Memorial Oval P.S, Whyalla Stuart P.S R-6, Whyalla Secondary College, Port Augusta Secondary School, Carlton School, Cowell Area School, Quorn Area School Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409