

**21 Sugg Street, Whyalla Norrie, SA 5608**



**House For Sale**

Friday, 3 November 2023

**21 Sugg Street, Whyalla Norrie, SA 5608**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 513 m2**

**Type: House**



Jake Pope

0886444600



Kim Thorpe

0422132630

**\$245,000**

This home is situated within a central location of town, within close proximity Schools, Shops, Westland Shopping Centre, parks, TafeSA UniSA and so much more. Take advantage of this great opportunity and add it to your investment portfolio today, the tenant is content and wishes to renew their lease. Entry to open plan living with split-system air-conditioning Large modern kitchen with electric appliances Three carpeted bedrooms all with split-system air-conditioning Master with large built-in robe Tiled bathroom with bath and walk-in shower Separate toilet Tiled laundry with external access Quality blinds throughout Colorbond carport/entertaining Double gate access through to yard Large shed with roller door Established front and rear gardens Gardens partially segregated – ideal for those with pets! Electric hot water system Allotment size: 513m<sup>2</sup> Council rates: \$1,709.03 per annum Currently leased: \$250.00 per week on a periodic lease Potential rental income: \$300.00 per week - Form R7 attached 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