

**24 Racecourse Road, Whyalla Norrie, SA 5608**



**House For Sale**

Friday, 5 January 2024

24 Racecourse Road, Whyalla Norrie, SA 5608

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 941 m2**

**Type: House**



Jake Pope

0886444600

**\$249,000**

This neatly presented standalone residence eagerly awaits its new inhabitants, providing a comfortable living area in a conveniently central location, ideal for an investment property or first home owner. Contact Jake Pope on 0437 829 177 to arrange a viewing today. Entry to lounge room with air-conditioning. Generous sized kitchen and meals with electric appliances and dishwasher. Three carpeted bedrooms all with ceiling fans. Master with large built-in robe and air-conditioning. Bathroom with separate bath and walk-in shower. Tiled laundry and toilet with built-in storage and external access. New vinyl floors to lounge, hallway and kitchen. Ample built-in linen storage. Roller shutters to all windows. 3.5 kw solar system. Large front and rear colorbond veranda's. Colorbond carport with gate access. Good sized shed. Garden shed. Rear lane access. Large allotment with ample space for further improvements. Allotment size: 941m<sup>2</sup>. Council rates: \$1,926.08 per annum. Potential rental income: \$350 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