

**27 Abraham Drive, Whyalla Stuart, SA 5608**



**Sold House**

Thursday, 17 August 2023

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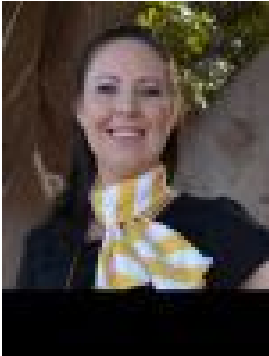
**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 603 m2**

**Type: House**



Leah Kirk

**\$280,000**

A wonderful opportunity to secure yourself a home to treasure or a wise investment with this 1976 brick home set on an allotment size of approximately 603m<sup>2</sup> boasting 4 bedrooms, an upgraded kitchen and bathroom plus a generous size shed. For the investor, this property is currently tenanted on a periodic lease at \$380.00 per week. Arriving at the home you will notice the neatly presented front gardens, a single open carport plus exterior window roller shutters for extra added security. Stepping inside the home you are met with a neat and light-filled design living room featuring stunning timber-look floating flooring, a good size window for natural lighting and incorporates a stylish wall opening to the kitchen. The elegant upgraded kitchen features standout white cabinetry offering plenty of storage and bench space finished with a stylish black double sink plus a stainless steel gas cooktop, oven and rangehood. From the kitchen, opens up to the dining space complete with a glass sliding door for rear yard access and a split system air conditioner for your comfort. This home places 4 nice sized bedrooms with bedroom 1 including carpeted flooring, a built-in robe and a wall air conditioner. Bedrooms 2 and 3 also include carpeted flooring, curtains and blinds. Bedroom 4 is located to the opposite side of the home and features timber-look laminate flooring and curtains to the glass sliding door leading to the front yard. The renovated bathroom is set in a functional design with a walk-in shower and basin finished with a great size window letting in the natural light. Continuing back through the home from the dining area you are met with an enclosed pergola generous in size and includes glass sliding doors for rear yard access. The rear yard continues with an additional pergola and overlooks the neatly presented gardens - A perfect area of the home to sit down and relax or entertain family or friends. This rear yard offers plenty of room to move and play and also includes a decent sized open shed complete with concrete flooring. There is so much to enjoy about this home, set in a vibrant community offering local services and facilities within close proximity to schools, shops and transport plus just walking distance to the Abraham Drive Reserve for the kids to enjoy the playground. Council Rates: Approximately \$1879.58 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.