

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



**House For Sale**

Monday, 20 May 2024

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

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Type: House**



Jake Pope

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**\$395,000**

This well-loved home presents a fantastic opportunity for a savvy investor. Featuring a modern open-concept design, spacious living areas, and a beautifully landscaped yard, this property exudes comfort and charm. The current owners, who have meticulously maintained the home, are eager to rent it back from the purchaser, ensuring a seamless and reliable income stream. Don't miss out on this unique chance to invest in a turnkey property with built-in, dedicated tenants.

Entry to inviting hallway  
Carpeted lounge room with split system air-conditioning  
Modern kitchen with built-in pantry, dishwasher, and gas cooktop  
Open plan dining  
Three carpeted bedrooms, all with ceiling fans and split system air-conditioning  
Two with large mirrored built-in robes  
Tastefully renovated bathroom with large bath and walk-in shower  
Tiled laundry with built-in storage, and with both internal and external access  
New windows to both front rooms  
Roller shutters to most windows  
Large rear verandah/entertaining area  
Dual carports with automatic roller doors  
Generous sized concrete and powered shed with roller door access  
Garden shed  
Meticulously maintained front and rear gardens  
Allotment size: 622m<sup>2</sup>  
Council rates: \$1,879.58 per annum  
Year built: 1981  
Potential rental income: \$450 to \$460 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