

**3 Playford Avenue, Whyalla Playford, SA 5600**



**House For Sale**

Thursday, 1 February 2024

3 Playford Avenue, Whyalla Playford, SA 5600

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 508 m2**

**Type: House**



Jake Pope

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**\$419,000**

This neat modern property is already leased to happy tenants. Situated in a great little spot, within walking distance to all amenities such as Playford Avenue shops, Eyre hotel & bar, convenience stores and much more. This modern gem wont last long, be sure to get in quick!Entry to lounge roomModern kitchen and meals with built in pantry, gas cooktop and breakfast barThree carpeted bedrooms, all with built-in robes and ceiling fansModern tiled bathroom with walk-in showerTiled laundry with built-in linen storage and external accessHallway with ample built-in storageDucted reverse cycle air-conditioningDouble carport with automatic roller doorElectric roller shutters to all front windowsLarge rear verandahEstablished low maintenance front and rear yardsDouble gate access to side of propertyAllotment size: 508m<sup>2</sup>Council rates: \$2,096.63 per annumCurrently leased: \$2,080 per month (\$480 PW) until 31 July 2024Disclaimer: 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