

32 Mudge Street, Whyalla Norrie, SA 5608



Duplex/Semi-detached For Sale

Sunday, 26 May 2024

32 Mudge Street, Whyalla Norrie, SA 5608

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 582 m2

Type:

Duplex/Semi-detached



John Taylor

\$215k to \$235k Best Offers by July 30th (USP)

This Duplex is centrally located in the well sought after residential location of Whyalla Norrie. On offer is a well-presented family home on a large allotment of 582 sqm. Currently lived in by the house-proud owners, this property would ideally suit the savvy investor. The owners have continued to maintain this property over their long standing ownership with recent planned installation of 10kw Solar Panels. This property oozes charm from the moment you walk inside, with polished floorboards and carpeted rooms. Comprising of 3 generous sized bedrooms, 1-bathroom, open plan kitchen dining and a generous sized living area for the whole family to enjoy. Truly an entertainers delight with an expansive undercover area out the back, ideal for entertaining all year round. At the rear of the yard is a double garage, which would suit the car enthusiast, a generous size man cave or good storage. Whyalla is on the move. with plans to build a Hydro Plant in 2025 and to place new residence to manage and build the infrastructure. This influx may have a positive effect on housing prices and rental yields due to demand. Location is ideal with only a short distance to the beach, the Hospital, schools, Westland's Shopping Centre, bakery, café, petrol station and hotel. Property Features:- Bedrooms: 3- Bathrooms: 1- Car Spaces: 2- Land Size: 582 m²- Floor Area: Not specified- Property Type: House- Year Built: 1955 What we love about this property:- Proximity to schools and main shopping centre (Westland's Shopping centre)- Less than a 10-minute drive to LIBERTY Primary Steel and Whyalla Steelworks- Large backyard with a powered shed featuring a concrete floor- Low maintenance backyard and front yard- Spacious living areas with huge potential for renovations, including the option to remove the kitchen wall- Large undercover entertaining area- Secure undercover parking space for 3+ vehicles with an electric roller door and additional room for 3 in the front yard- No rear lane entry- 10kv of solar power set to be installed prior to settlement.- Upgraded bathroom and modern kitchen- All-electric property, no gas- - Upgraded insulation in the roof, with bedrooms rated at 7.5 and the rest of the house at 5- Downpipes installed to address previous sinking issues, with the house now stabilized- No history of issues with the property Current Rates \$1,755.53 (September 2023) For further information contact John Taylor 0448 095 241 (RLA315723) All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Interested parties should make their own enquiries and obtain their own legal advice. Floor plan is a guide only.. The photo's do not reflect the current condition but are a guide only. USP *Unless Sold Prior) this gives the vendor the opportunity to accept offers prior to the advertised date.