

**32 Nicolson Avenue, Whyalla Playford, SA 5600**



**Sold House**

Friday, 2 February 2024

32 Nicolson Avenue, Whyalla Playford, SA 5600

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Type: House**



Kim Thorpe  
0422132630

## Contact agent

This is a home that you must see for yourself! There is so much on offer here for families wanting to create a lifetime of memories. From the extended living, outdoor living, to the pool, to the shedding and of course who does not love solar! Call Kim Thorpe today on 0422 132 630 before you miss out!

Entry into lounge with wall air-conditioning and fireplace  
Modern kitchen with gas stove and dishwasher - new floating floors  
Three bedrooms, two with ceiling fans and one with built-in robe  
Neat and tidy bathroom with separate shower and small bath  
Step down from the kitchen into the slate floor second living area - or why not close this off and create a large guest room or fourth bedroom!  
Stepping out from the laundry or the second living, is the enclosed outdoor veranda which provides a large entertaining space with a potbelly to provide warmth on those cold winter mornings!  
Rear veranda  
Undercover tiled in ground pool - Don't have to worry about getting burnt!  
Large double door shed with laneway access provided via roller door  
Garage with adjoining storage room  
Multiple garden sheds including pool shed  
Front carport with automatic roller door - access through to garage  
Laneway access via double gates to get the caravan in!  
Luscious grass area  
Enclosed front yard for privacy with easy care garden  
Rainwater tank plumbed into kitchen  
Solar panels  
There are too many features to name - but you will love them all!

Located in the popular suburb of Whyalla Playford. It is a no-brainer decision that this home will always hold a higher value and you will continue to reap the rewards from an investment point of view.  
Allotment size: 941m<sup>2</sup> approx.  
Council rates: \$2,282.63 per annum  
Potential rental income: \$400.00 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