

34 Boettcher Street, Whyalla Stuart, SA 5608

HARRIS

House For Sale

Saturday, 16 December 2023

34 Boettcher Street, Whyalla Stuart, SA 5608

Bedrooms: 3

Bathrooms: 1

Area: 558 m2

Type: House



Craig Costello
0448212066

\$120k

Welcome to your next investment venture in Whyalla or perfect first home, a burgeoning town nestled in the heart of the Upper Spencer Gulf Region. This semi-detached dwelling, boasting 3 bedrooms, a main separate living room, combined kitchen and dining, and a separate bathroom, presents an excellent opportunity for both homebuyers and savvy investors.

Key Features:

- **Three Bedrooms:** This property offers three bedrooms, providing ample space for a growing family or the potential to create a comfortable home office.
- **Main Separate Living Room:** Enjoy the luxury of a dedicated living space, perfect for relaxation and entertainment. The main living room provides a cozy retreat for families to gather and create lasting memories. This space needs some love but presents the ideal chance for the new owner to add capital value to their investment.
- **Combined Kitchen and Dining:** The heart of the home, the combined kitchen and dining area is centrally located and the kitchen is a feature of the property that will only require some minor maintenance from the new owner.
- **Separate Bathroom:** Convenience is key, and this property features a separate bathroom for added privacy and functionality which includes a full sized bath.

While this property requires some renovation, it presents a unique opportunity for the astute investor. The Upper Spencer Gulf Region is experiencing a surge in economic growth, making Whyalla an attractive destination for property investment. With strategic infrastructure projects, a growing job market, and a commitment to sustainable development, the region promises a bright future for investors.

Why Invest in the Upper Spencer Gulf Region?

- Economic Growth:** The Upper Spencer Gulf Region is witnessing robust economic growth, driven by key industries such as mining, manufacturing, and renewable energy.
- Job Opportunities:** The region's thriving industries translate into increased job opportunities, attracting professionals and families seeking a vibrant community with diverse employment prospects.
- Infrastructure Development:** Ongoing infrastructure projects contribute to the region's appeal, enhancing connectivity and ensuring sustained growth.
- Sustainability Focus:** The Upper Spencer Gulf Region is committed to sustainable practices, making it an environmentally conscious choice for investors looking towards the future.

This semi-detached dwelling in Whyalla not only offers a comfortable living space but also serves as a gateway to the economic benefits of investing in the Upper Spencer Gulf Region. Seize the opportunity to shape this property into a valuable asset while tapping into the region's promising future. Act now and be part of the exciting growth unfolding in Whyalla. For all the details on this property call Craig Costello of Harris Real Estate on 0448 212 066 or email craigc@harrisre.com.au

Specifications: CT / 5297/237 Council / Whyalla Zoning / GN Land / 558m² Frontage / 13.96m Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Whyalla: Stuart P.S R-6, Fisk Street P.S, Hincks Avenue P.S, Long Street P.S, Nicolson Avenue P.S, Whyalla Secondary College, Port Augusta Secondary School, Carlton School, Cowell Area School, Quorn Area School

Disclaimer: 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409