

**35 Kittel Street, Whyalla, SA 5600**



**House For Sale**

Tuesday, 14 November 2023

35 Kittel Street, Whyalla, SA 5600

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1011 m2**

**Type: House**



Kim Thorpe  
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Jake Pope  
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**\$300,000**

Looking to enter the property market in a highly desired area but at the lower price point? A solid home in a location that will always hold its value. Conveniently located within walking distance from the beach, making it an obvious choice. It offers numerous possibilities, whether you decide to continue renting it out as an investment or move in once the current tenants lease ends. With its ample allotment size, shedding, car storage, and entertaining space, there is no need to search any further. Do not miss this opportunity, they do not come around too often. Step onto the inviting porch area through to the high ceiling entry hallway. Open plan kitchen and meals area. Kitchen with electric cooktop and breakfast bar. Generous size carpeted lounge room with split system. Combine the lounge with a spacious dining or study – there is so much room! Three bedrooms all with ceiling fans and polished floorboards. One bedroom with open fireplace – how cozy! Bathroom with separate bath and shower (new shower screen). Laundry area with plenty of space and built in cupboards. Separate toilet. Step out the back to the entertaining area overlooking the yard. Garden beds and lawn area. There's lots to offer here for everyone.... Detached sleepout, external toilet, shade house with garden shed and lastly the big concreted and powered shed! Laneway access via double gates. Large carport with double doors. Give the home a bit of love and you will reap the rewards for years to come.... A very happy tenant who is willing to stay – Bonus! Allotment size: 1011m<sup>2</sup>. Council rates: \$2,763.23 per annum. Currently leased at \$280.00 per week until 29 January 2024. 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