

**46 Rudall Avenue, Whyalla Playford, SA 5600**



**Duplex/Semi-detached For Sale**

Wednesday, 12 June 2024

46 Rudall Avenue, Whyalla Playford, SA 5600

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Duplex/Semi-detached**



Michelle Richardson  
0886453111

**\$229,999**

TENANTED AT \$310 PER WEEK UNTIL 1/2/2025 Here is a property you have been waiting for! A neat as a pin semi/duplex with renovated bathroom and kitchen. Add to the equation great tenants who are keen to stay on! \* 2 carpeted bedrooms, both with ceiling fans \* Main bedroom has built in wardrobe and wall unit air conditioner \* Carpeted living room with ceiling fan and reverse cycle air conditioning \* Tiled sleep-out off the laundry offering space for a third bedroom \* Beautifully upgraded bathroom with shower only, toilet separate \* Modern kitchen with new flooring, cabinetry, benches & electric cooking \* Fully established & easy to maintain gardens with small garden shed \* Roller door access to carport Either a great little starter or maybe an investment, this one is ready to go, in a great location close to all amenities. C/Rates \$1957.08 (23/24) Water / Sewer Supply approx \$160 / qtr Land size 552m<sup>2</sup> INSPECTIONS BY APPOINTMENT ONLY DUE TO TENANCY RLA 110