

**5-7 Head Street, Whyalla Stuart, SA 5608**

**HARRIS**

**House For Sale**

Thursday, 13 June 2024

5-7 Head Street, Whyalla Stuart, SA 5608

**Bedrooms: 6**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1063 m2**

**Type: House**



Craig Costello  
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**\$375k**

Welcome to a unique and versatile real estate gem in the thriving city of Whyalla! This property, originally a duplex, has been expertly converted into a spacious single residence, offering an impressive range of features that make it ideal for both homeowners and investors.

**Property Highlights:**

- Flexible Layout:** The property boasts a flexible layout with the potential for 4 to 6 bedrooms, offering ample space for families or the option to revert back to two separate 3-bedroom units, maximizing rental income.
- Two High-Quality Kitchens:** Enjoy the convenience of two fully-equipped, modern kitchens, perfect for large families or entertaining guests. These kitchens are seamlessly integrated with open-plan dining areas, creating a welcoming and functional living space.
- Potential for Expansion:** With two large garages at the rear of the property that have been lined, the potential for additional living space, storage, or even a games room is enormous. This feature adds significant value and versatility to the property.
- Office Space Configuration:** Currently set up as office space, this property requires the reinstatement of bathrooms, offering a blank canvas to customize according to your needs.
- Investment Potential:** Whyalla is experiencing robust economic growth, making this property an excellent investment. Key projects in the Upper Spencer Gulf region include:
  - Whyalla Green Hydrogen Plant:** A pioneering project in sustainable energy, promising significant economic development and job creation.
  - Port Augusta Green Cement Project by Hallett:** An innovative initiative contributing to eco-friendly construction and infrastructure development.
  - Northern Water Project:** Currently under feasibility study, this project aims to enhance water security and support regional growth.

**Why Whyalla?** Whyalla's strategic location and economic initiatives are driving a surge in development, making it a hotspot for real estate investment. This property's adaptability, coupled with the region's growth prospects, ensures a lucrative opportunity for both homeowners and investors. Don't miss out on this exceptional property that combines spacious living, modern amenities, and significant investment potential in one of South Australia's most promising regions. Contact Craig Costello at Harris Real Estate for any questions and explore the endless possibilities this property offers!

**Specifications:** CT / 5636/997 Council / Whyalla City Council Zoning / GNBuilt / 1960 Land / 1063m<sup>2</sup> (approx) Council Rates / \$2,341.58pa ESL / \$31.85pa SA Water / \$153.70pa Estimated rental assessment / Written rental assessment can be provided upon request

**Nearby Schools /** Ceduna Area School, Koonibba Aboriginal School, Penong P.S, Miltaburra Area School, Streaky Bay 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