

**50-52A Nelligan Street, Whyalla Norrie, SA 5608**



**Sold Duplex/Semi-detached**

Saturday, 12 August 2023

50-52A Nelligan Street, Whyalla Norrie, SA 5608

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1588 m2**

**Type:**

**Duplex/Semi-detached**



Jake Pope  
0886444600



Kim Thorpe  
0422132630

## Contact agent

Discover a trio of lucrative investment gems! These three offer exceptional returns on investment proving a great buy for the savvy investors. Purchase and keep "as is" or demolish 52a for lucrative build such as a block of flats or units. Achieving a total weekly income of \$540. Don't miss your opportunity to secure this great passive income, contact Jake Pope on 0437 829 177 today for further information.

#50 Entry to lounge with air-conditioning Modern, upgraded kitchen and meals Three carpeted bedrooms all with ceiling fans Master with large built-in robe and adjoining study/sleepout Tiled bathroom Hallway with built-in linen storage Laundry and toilet Large rear verandah/entertaining Colorbond carport with roller door Garden shed Colorbond perimeter fencing Allotment size: 506m<sup>2</sup> Council rates: \$1,786.53 per annum Currently leased: \$220 per week until 3 November 2023

#52 Entry to lounge with ceiling fan Kitchen and meals with dishwasher and ample built-in storage Two carpeted bedrooms Master with large, mirrored built-in robes and ceiling fan Tiled bathroom Hallway with built-in linen storage Roller shutters to most windows Tiled rear lobby with built-in robe Large, semi enclosed verandah Concrete and powered shed Carport with roller door Allotment size: 597m<sup>2</sup> Council rates: \$1,755.53 per annum Currently leased: \$200 per week until 20 November 2023

#52a Self-contained unit Entry to open living with kitchen and air-conditioning Bathroom with toilet and walk-in shower Double gate access to lane Tool shed Allotment size: approx 485m<sup>2</sup> Council rates: \$1,724.53 per annum Currently leased: \$120 per week on a periodic basis

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