

**65 Gowrie Avenue, Whyalla Playford, SA 5600**



**Sold House**

Tuesday, 5 September 2023

65 Gowrie Avenue, Whyalla Playford, SA 5600

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1258 m2**

**Type: House**



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## Contact agent

Nestled within a sought-after neighbourhood, this home enjoys a unique location right across from the Samaritan College, offering a convenient option for families. This property presents itself with a distinct character and offers both internal and external upgrades. Set on a spacious corner allotment, it provides room for creative improvements and future potential. Embrace the opportunity to infuse your personality and transform this charming, character-filled residence into your ideal family home.

Entry to large open plan living with split-system  
Kitchen with electric oven and walk-in pantry  
Three carpeted bedrooms, master with built-in robe  
Study/storage room  
Separate toilet  
Bathroom with separate claw bath and shower  
Adjoining second storage room with shelving  
Large open plan rumpus/lobby/sunroom  
Combustion heater to living and rumpus  
Rear pergola overlooking the in-ground pool  
Shed with workroom/storage and roller door access to side street  
Upgraded perimeter fencing  
Front porch  
Rear garden/tool shed  
Solar system  
Allotment size: 1,258m<sup>2</sup>  
Council rates: \$2,546.18 per annum  
Potential rental income: \$350 to \$400 per week

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