

**9 Michelmore Street, Whyalla Stuart, SA 5608**

**HARRIS**

**Sold House**

Thursday, 10 August 2023

9 Michelmore Street, Whyalla Stuart, SA 5608

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 528 m2**

**Type: House**



Craig Costello  
0448212066

**\$143,500**

An exceptional opportunity to secure your own well-presented home or investment property that offers 3 bedrooms and a floor plan with a combined kitchen & dining area and a separate generous living room to the front of the home. The kitchen is in good condition for you to enjoy immediately or have your tenant move straight in and is an appealing feature of the home. The property has timber flooring under the existing floor coverings in the kitchen & dining which continues through to the living room, hallway and the bedrooms which could be polished by the new owner as an option to further add capital value to your new property. 9 Mitchelmore Street, Whyalla Stuart will make the perfect new home or investment to add to your current property portfolio. With all the below attributes this property is exceptional value:- Good sized master bedroom- Bathroom is in excellent condition and has been recently renovated- Front & rear yards are tidy and value can be added with simple landscaping- Concrete driveway- Rear veranda for outdoor entertaining under main roof- Well maintained throughout and with some easy minor improvements value would easily be added to this property Perfect for buyers looking for their first home or investment property. There is no better time to consider Whyalla as an investment location with over \$1.955 Billion in economic activity planned or underway in the region and with rental vacancy rates extremely low there has been no better time to invest in the City of Whyalla. For further details on the property or the economic activity in the City of Whyalla phone Craig Costello from Harris Real Estate on 0448 212 066 or email [craigc@harrisre.com.au](mailto:craigc@harrisre.com.au) Specifications: CT / 5505/880 Council / Whyalla Zoning / GN Built / 1960 Land / 528m<sup>2</sup> Frontage / 13.31m Council Rates / \$1685.78pa SA Water / \$70.80pq supply only Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Whyalla Stuart P.S R-6, Fisk Street P.S, Hincks Avenue P.S, Long Street P.S, Nicolson Avenue P.S, Whyalla Secondary College, Port Augusta Secondary School, Carlton School, Cowell Area School, Quorn 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