

91 Hockey Street, Whyalla, SA 5600



House For Sale

Thursday, 18 January 2024

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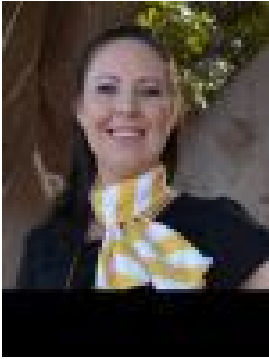
Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 1011 m2

Type: House



Leah Kirk

Price By Negotiation

A wonderful home to nest or a worthy property to invest - An excellent opportunity to secure yourself 1940's home offering so much potential in a desirable location. This home showcases a thoughtful layout boasting 2 bedrooms, 1 bathroom, a study and sleepout plus ducted evaporative air conditioning, a solar panel system and a garage. For the investor, this property is tenanted on a fixed term lease until 31st May 2024 at \$290.00 per week. Beautifully located on an allotment size of approximately 1,011m², you are welcomed with a neatly tiled porch which overlooks the low maintenance appeal front gardens plus plenty of open car parking spaces to the driveway. Stepping inside the home you will notice the high ceilings to the entryway and beautiful polished timber floorboards leading you to an inviting living room filled with natural lighting from the good size windows fitted with curtains. Moving through the home you are met with a light and bright combined kitchen and dining area featuring the original kitchen cabinetry offering plenty of bench and storage space, an electric upright oven and stove top, a ceiling fan and finished off with lino flooring. Flowing off the hallway places 2 generous size bedrooms both complete with carpeted flooring, curtains and ceiling fans for the warmer months. Bedroom 2 also includes a built-on room divided into 2 separate areas with one perfect as a study area and the other as a sleepout or for extra required storage needs. To the hallway you are met with a functional designed bathroom featuring a walk-in shower and vanity. Leading to the rear of the home is a good size tiled laundry plus a separate toilet. Stepping outside opens up to an outdoor pergola entertaining space complete with lighting and concrete flooring and overlooks the neat appeal gardens. This yard has been divided into 2 separate areas with the second half offering you plenty of room to create as your own and also includes double gates for rear lane access. This rear yard also includes a garage to the end of the driveway which is complete with concrete flooring. Living made easy with comfort and convenience set in a vibrant community of Whyalla within close proximity to schools, shops and transport. Don't miss out on this great opportunity and contact Leah Kirk today! Council Rates: Approximately \$2,515.18 per annum Rental Appraisal: Available upon request Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.