

**145 Broadbent Terrace, Whyalla, SA, 5600**



**House For Sale**

Wednesday, 14 August 2024

145 Broadbent Terrace, Whyalla, SA, 5600

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**

## **Much loved family residence of 20 years!**

Immerse yourself in the cherished embrace of this enchanting 1960s family sanctuary, boasting a plethora of coveted upgrades, including the must-have shedding plus entertaining everyone desires, all situated in a profoundly sought-after location. This one won't hang around long and it needs to be on your inspection list, to take in everything it has to offer.

Entry into hallway with jarrah floors

Lounge room with split system reverse cycle air-conditioner

Upgraded kitchen with electric cooktop and dishwasher

Don't overlook the huge floor to ceiling cabinetry plus pantry/storage

Three bedrooms all with split system reverse cycle air-conditioners

Modern upgraded bathroom with separate bath and shower plus toilet

Tucked away laundry with storage

Second toilet

Step outside to the LARGE colorbond entertaining heaven !!

Fantastic entertaining area includes lovely decking, ceiling fans, bar area with bbq plus spa, all enclosed by sliding doors.

This creates the indoor/outdoor living feel, perfect for ALL year round.

Step off the decking out to the backyard where you will immediately be impressed by the HUGE concreted and powered colorbond shed with laneway access via rollerdoor.

Second car garage concreted and powered

Segregated backyard area, perfect to hide the caravan, camper or extra vehicles with laneway access

Rainwater tank plumbed to kitchen and bathroom

5.2kw solar panel system on a .58c rebate

Rollershutters (manual) to lounge and two bedrooms

Location is unbeatable, set back off the main road, you won't find anything quite like this one that has everything you need in terms of mod cons. Step right in and make your mark on this lovely home !! Call Kim Thorpe today on 0422 132 630.

Allotment size: 953m<sup>2</sup>

Council rates: \$2,389.20 per annum

Potential rental income: \$420.00 per week - Form R7 attached

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