

**2 Barrie Robran Gate, Whyalla Norrie, SA 5608**



**House For Sale**

Wednesday, 3 April 2024

2 Barrie Robran Gate, Whyalla Norrie, SA 5608

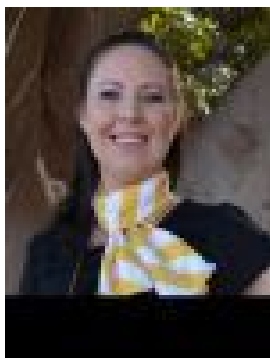
**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 301 m2**

**Type: House**



Leah Kirk

## Price By Negotiation

A complete lifestyle of convenience offering modern easy care living in a desirable location - Perfect for the homeowner or the savvy investor. Built in 2013 this furnished home features a highly adaptable floor plan boasting 3 bedrooms, 3 bathrooms and open plan living. For the investor, this property is tenanted on a fixed term lease until 14th June 2024 at \$400.00 per week rent. Wonderfully located on an allotment size approximately 301m<sup>2</sup> and set in a quiet Cul-De-Sac in the ever so popular Ocean Eyre Estate. Arriving at the home you will notice the low maintenance appeal front gardens finished with an open carport for your vehicles. Upon entry you are greeted with a neat and modern laundry set in a functional design offering plenty of storage space and a sink. Continuing through to the hallway flows the main bathroom featuring a washroom complete with a wall-to-wall vanity and a separate toilet. From here, leads to the bathroom complete with a walk-in shower and a separate bathtub. Following back through the hallway you are then met with bedroom 1 complete with carpeted flooring, a built-in robe, curtains and a split system air conditioner for your comfort. Moving through, opens up to a spacious open plan kitchen, living and dining area featuring sleek tiled flooring, a split system air conditioner, blinds fitted to the windows and a glass sliding door with rear yard views. The well equipped kitchen features modern cabinetry offering plenty of storage and bench space, a double sink, a gas cooktop, oven and a rangehood. Flowing off the open plan space places bedroom 2 and 3 designed for your comfort and are both complete with carpeted flooring, curtains, built-in robes, a split system air conditioner. Both bedrooms also include your own modern design ensuite featuring a walk-in shower, vanity and a toilet. Following back through to the open plan area glass sliding doors opens up to a private rear yard featuring good height fencing for privacy finished with synthetic turf. There is so much to enjoy about this home from the low maintenance appeal, desirable features with modern finishes and all set in a vibrant community of Whyalla Norrie within close proximity to schools, shops and transport. Don't miss out on this great opportunity and contact Leah Kirk today! Council Rates: Approximately \$1,957.08 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