

**46 Nicolson Avenue, Whyalla Playford, SA 5600**



**House For Sale**

Monday, 1 July 2024

46 Nicolson Avenue, Whyalla Playford, SA 5600

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1163 m2**

**Type: House**



Jake Pope

0886444600

**\$599,000**

This spacious family home features an impressive floor plan of approximately 286m<sup>2</sup>, offering much more than the photos can capture! Ideal for large families or those who love to entertain year-round, this property includes a massive in-ground pool and an adjoining lined room. It's the perfect setting for creating lasting memories with friends and family. Entry to large hallway Large, open plan living area with fireplace and ample flowing natural lighting Second carpeted lounge room Walk-through study with built-in storage Formal dining room Stunning kitchen with ample storage solutions, gas cooktop, steam oven, and walk-in pantry Five carpeted bedrooms, fifth bedroom with external access Two tiled bathrooms, main featuring dual vanity and large spa-bath Tiled laundry and toilet with ample built-in storage Ducted reverse cycle air-conditioning throughout All carpets are new and have been installed in the last 12 months 10kw solar system In-ground pool surrounded with pull-down blinds and adjoining lined room with air-conditioning and built-in storage Established front and rear gardens featuring fruit & citrus trees Side verandah/shadehouse Large pitched roof carport with automatic roller door for easy laneway access Concrete and powered shed with pit and dual doors to rear laneway Get in touch with Jake Pope on 0437 829 177 today to view this spectacular property. Allotment size: 1,163m<sup>2</sup> Year built: 1946 Council rates: TBA Potential rental income: \$600 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