

**61 Brook Street, Whyalla Stuart, SA, 5608**



**House For Sale**

Saturday, 10 August 2024

**61 Brook Street, Whyalla Stuart, SA, 5608**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **Ideal starter or another one for the investment portfolio**

Discover this affordable three bedroom freestanding property in a convenient location, perfect for those seeking a low-maintenance lifestyle. This cozy home offers great amenities and easy upkeep, making it an ideal choice for those looking for simplicity in their living space. This property presents a great opportunity for investors or buyers looking for affordability without compromising on comfort and functionality.

Entry into carpeted lounge room with ceiling fan  
Adjoining dine with split system air-conditioning  
Neat and tidy kitchen with plenty of storage and electric oven  
Three carpeted bedrooms, two with built-in cupboards  
Upgraded bathroom with separate bath and shower  
Rear shade cloth pergola area  
Garage  
Concrete driveway with double gate access from front yard to garage  
Large backyard ready for you to establish how you like  
Awnings to windows  
Tiled roof

Located close to schools, kindergarten, doctors surgery, public transport, sporting facilities, Civic Park and short walk to Westlands Shopping Centre.

Call Kim Thorpe today on 0422 132 630 before you miss out !

Allotment size: 820m<sup>2</sup>

Council rates: \$1,854.15 per annum

Potential income of: \$280.00 to \$300.00 per week - Form R7 attached.

\*Extra photos, video and floorplan to come\*

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