

**3 Shard Crescent, Whyalla Stuart, SA, 5608**



**Duplex Semi-detached For Sale**

Wednesday, 18 December 2024

**3 Shard Crescent, Whyalla Stuart, SA, 5608**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: Duplex Semi-detached**



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## INVESTOR READY! GREAT INCOME

Allotment size: 622m<sup>2</sup>

Council rates: \$1,783.35 per annum

Year built: 1970

Zoned: General Neighbourhood

Leased at \$300 per week until 27 November 2025

This three-bedroom duplex is brimming with potential, offering a perfect canvas for renovation enthusiasts. The main bedroom features a walk-in dressing room, while the lounge is equipped with reverse cycle air-conditioning for year-round comfort. With a large shed, double gate access to the rear yard, and a partially enclosed verandah, this property offers functional outdoor spaces and ample storage options.

Entry to lounge room with reverse cycle air-conditioning

Renovated kitchen with electric oven

Hallway with built-in linen storage

Three carpeted bedrooms with new ceiling fans

Master bedroom with adjoining study/walk-in robe

Tiled bathroom

Laundry with separate toilet

Floating floorboards throughout

Freshly painted throughout

Brand new colourbond roof and gutters

Large shedding

Rainwater tank

Double gate access to side of property

Gravelled low maintenance front yard

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