

**40 Kloeden Street, Whyalla Norrie, SA, 5608**



**House For Sale**

Wednesday, 18 December 2024

40 Kloeden Street, Whyalla Norrie, SA, 5608

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**

## Exceptional Investment - Long term tenant of 10+ years

Nestled in a sought-after neighborhood, this charming three-bedroom property offers an unbeatable blend of location, potential, lovely upgrades and reliability. Currently tenanted by a loyal occupant of over ten years, this home provides immediate rental income and peace of mind for investors or future homeowners alike.

Inside, the home boasts a comfortable layout, featuring three bedrooms filled with natural light, a cozy living area, and a functional kitchen perfect for family living. The BRAND NEW bathroom and shedding are the cherry on top!

However, the real gem of this home is the versatile rumpus room/teenagers' retreat, offering endless possibilities. With ample space and a thoughtful layout, it could easily be transformed into a fully self-contained granny flat by adding a kitchenette and bathroom. This potential dual-living setup is ideal for extended family, guests, or generating additional rental income.

Lets unpack:

- \*Entry via front tiled porch into carpeted hallway and dine
- \*Carpeted lounge room with air-conditioner
- \*Large main bedroom with air-conditioner
- \*Bedroom 2 & 3 with built-in robes and ceiling fans
- \*Upgraded kitchen with gas cooking, tiled floor and air-conditioner
- \*BRAND NEW stylish bathroom with floor to ceiling tiles and shower over bath
- \*Tiled laundry with dual access

Step outside to the...

- \*Paved large colorbond entertaining area with lots of light and great privacy!
- \*HUGE teenagers retreat with split system air-conditioning and separate bedroom
- \*Colorbond double carport to side of home with double gates
- \*Garage - Accessible through front double gates
- \*Garden shed
- \*Easy care front and rear yards
- \*Plenty of backyard space to be developed how you like

Situated close to schools, shops, public transport, and local amenities, this property is as convenient as it is appealing. Whether you're looking for a solid investment or a future family home with added flexibility, this property ticks all the boxes.

Don't miss your chance to secure this unique opportunity in a high-demand area. Arrange your inspection today!

Allotment size: 782m<sup>2</sup>

Council rates: \$2,133.45 per annum

Currently leased at \$320.00 per week until September 2025 (Same tenant since March 2014)

Potential rental return \$TBA

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