



**Peter Calliss**  
REAL ESTATE



**17 Darragh Street Whyalla Playford SA**

3 2 7

17 Darragh Street presents an extensive quality home combining style with an impressive internal floor plan offering plenty of leisure / living areas both inside and out that all come together on an immaculate completely established 935 sqm allotment.

Internally the home provides a fresh modern décor consisting Formal sunken lounge and dine area with exposed beams on entry, 3 internal bedrooms - all double in size and all with BIR, a huge rumpus / family living combined games room under the main roof which combined with the outdoor living / entertaining area will provide very adequately for all family gatherings and parties.

To the heart of the home the attractive kitchen with breakfast bar, ample storage and bench space offers a

**Price** : \$625,000  
**Land Size** : 935 sqm  
**View** : <https://www.petercalliss.com.au/sale/sa/eyr-e-peninsula/whyalla-playford/residential/house/7896418>

<https://www.petercalliss.com.au>

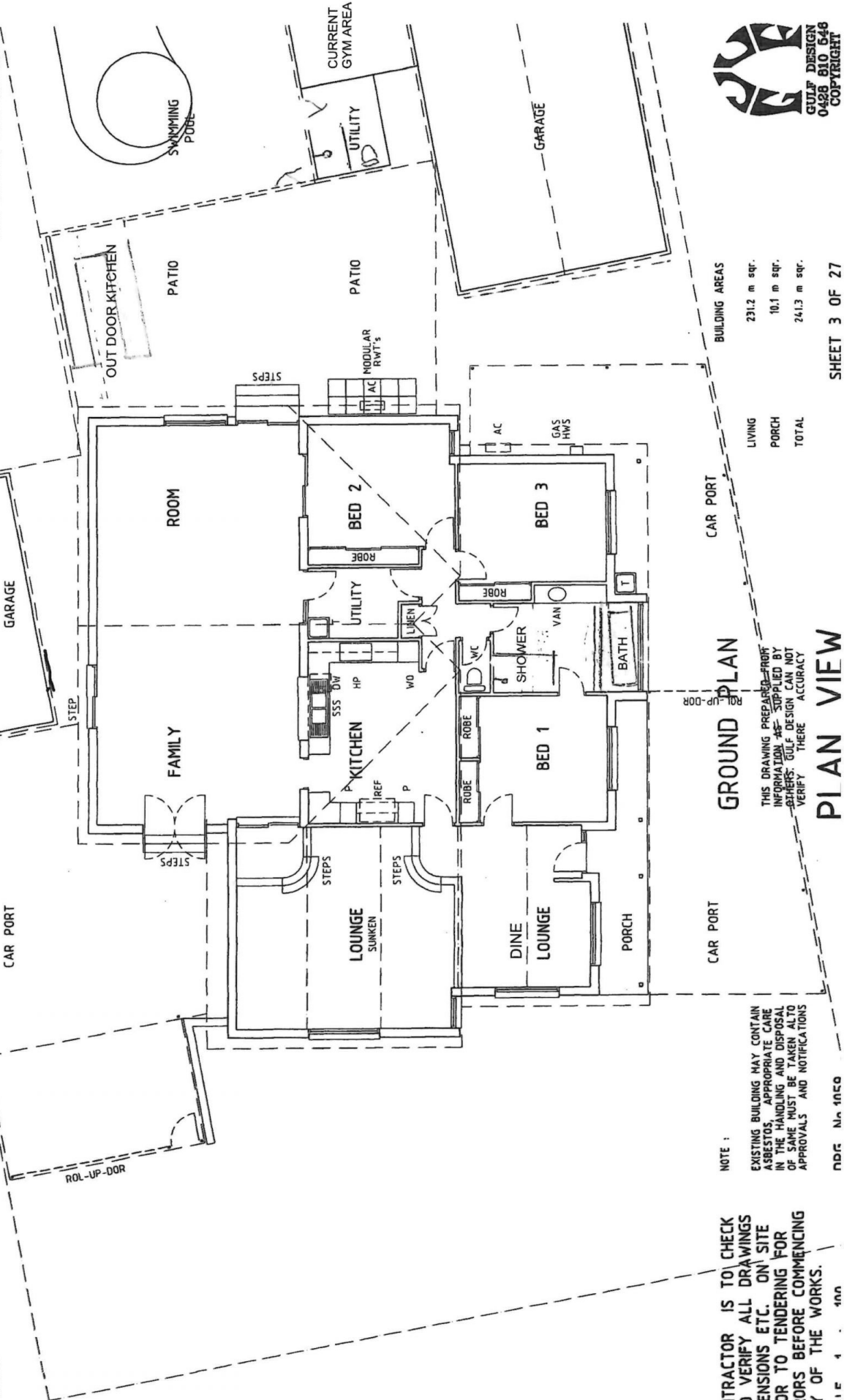
CONTRACTOR TO CONDUCT WHOLE OF THE SITE WORK PLACE SAFETY RISK ASSESSMENT INCLUDING ALL ACCESS & EGRESS INCLUDING ADJACENT PUBLIC SPACES SO AS TO DETERMINE THE FULL EXTENT OF ALL POSSIBLE SAFETY RISK FACTORS

CONTRACTOR IS TO VISIT THE SITE WHILE TENDERING / PRIOR TO TENDERING AND DETERMINE ACTUAL EXTENT OF ALL WORKS TO BE DONE TO BRING THE JOB TO AN APPROVED STAGE OF COMPLETION

# EXISTING

CONTRACTOR TO MAKE PROVISIONS NECESSARY, DETERMINED FROM RISK ASSESSMENT ORIGIN SO AS TO PROVIDE A SAFE WORK PLACE AS REQUIRED BY THE PROPOSED NEW WORKS INCLUDING THE STRUCTURAL INTEGRITY OF EXISTING BUILDING

CONTRACTOR IS TO BREAK INTO THE EXISTING BUILDING TO THE FULL EXTENT REQUIRED FOR THE PROPER COMPLETION OF ALL THE WORKS AND MAKE GOOD ALL AFFECTED SURFACES TO MATCH WITH EXISTING UPON COMPLETION



NOTE 1

EXISTING BUILDING MAY CONTAIN ASBESTOS, APPROPRIATE CARE IN THE HANDLING AND DISPOSAL OF SAME MUST BE TAKEN ALTO APPROVALS AND NOTIFICATIONS

CONTRACTOR IS TO CHECK AND VERIFY ALL DRAWINGS DIMENSIONS ETC. ON SITE PRIOR TO TENDERING FOR ERRORS BEFORE COMMENCING ANY OF THE WORKS.

SCALE 4 : 100

## GROUND PLAN

THIS DRAWING PREPARED FROM INFORMATION SUPPLIED BY OTHERS. GULF DESIGN CAN NOT VERIFY THERE ACCURACY

## PLAN VIEW

BUILDING AREAS	
LIVING	231.2 m sq.
PORCH	10.1 m sq.
TOTAL	241.3 m sq.

SHEET 3 OF 27

