

## 24 Edith Terrace, BALAKLAVA, SA 5461

### Central location

Nestled in the heart of Balaklava, 24 Edith Terrace offers charming cottage living. Built in 1890 and set on a 470m<sup>2</sup> allotment, this semi-detached home features three generously sized bedrooms with brand new carpet and renovated family bathroom. The living area flows seamlessly into the kitchen, which boasts an electric oven and cooktop, ample bench and storage space, and a character-filled wood-fired stove.

Comfort is assured year-round with ceiling fans, a slow combustion heater in the living room, and split system air conditioners in both the living and kitchen areas.

Outside, double gates from a shared driveway provide secure off-street parking and easy access to the fully fenced backyard. Mature trees, a garden shed. Located just 100 metres from local shops and within easy walking distance to schools, the swimming pool, and sporting facilities, this home blends character, convenience, and community living. Ideal for first home buyers, investors or downsizers seeking charm and functionality in a central location.

**TYPE:** For Sale

**INTERNET ID:** 300P182023

### SALE DETAILS

**\$380,000**

### CONTACT DETAILS

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RLA 62833

Wakefield Regional Council

Zone: Township Main Street

Year Built: 1890

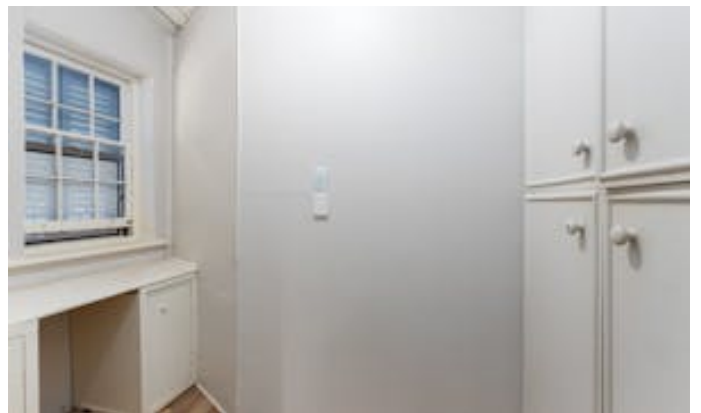
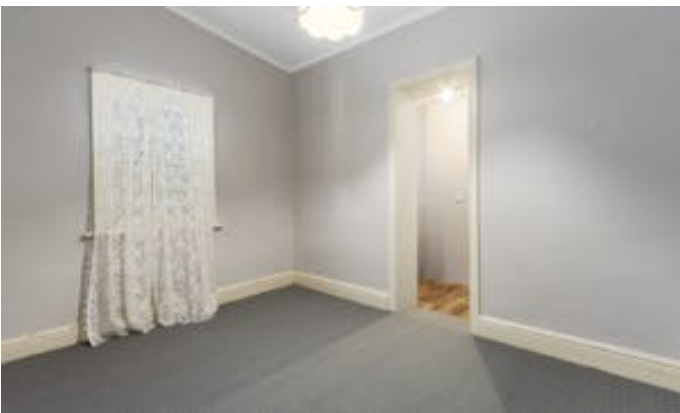
Council Rates: \$1,913.55 2025/26

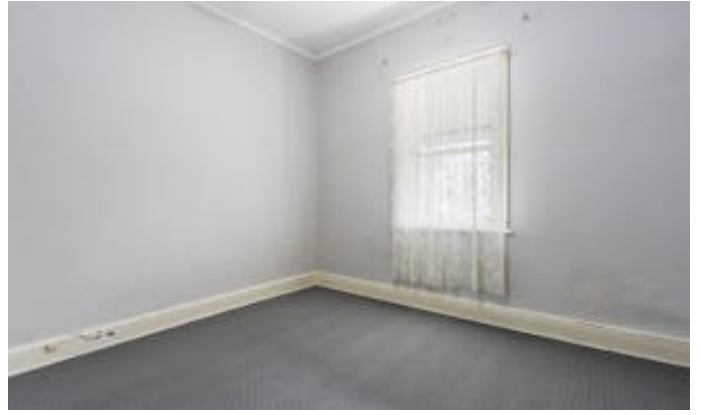
Land Size: 470m2 (approx.)

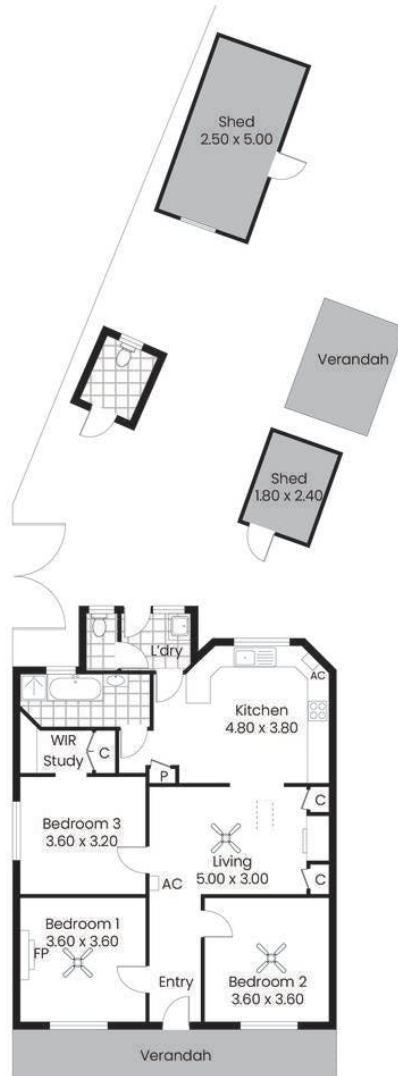
Living size: 92m2 (approx.)

Disclaimer: Care is taken to verify the correctness of all details used in this advertisement. No warranty is given as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error.

- Land Area 470.00 square metres
- Building Area: 92.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage







Living:	91.69sqm
Verandah:	18.85sqm
Shed:	16.82sqm
Total:	127.36sqm

This drawing is for illustration purposes only.  
All measurements are internal and approximate.  
Details intended to be relied upon should be  
independently verified.  
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