



52 Short Terrace, BALAKLAVA, SA 5461

Charming Solid Brick Home on Spacious Allotment

Welcome to 52 Short Terrace, Balaklava â## a well-built 1971 double brick home on a generous 860mÂ² allotment. Offering comfort, space, and functionality, this property is ideal for families, downsizers, or investors.

Step inside to find 2.7m ceilings throughout, enhancing the feeling of space. The home comprises three well-sized bedrooms, with built-in storage to one. A central family bathroom and separate toilet add convenience, while a double-entry laundry provides exceptional storage solutions.

The updated kitchen features electric appliances and flows effortlessly into the L-shaped lounge and dining area â## the perfect setting for everyday living. Year-round comfort is assured with reverse cycle air conditioning in the main living space.

Storage is a standout, with a large bank of hallway cupboards, built-in cabinetry, and plenty of room in the laundry. Outdoors, enjoy the full-length rear veranda, ideal for entertaining or relaxing. Vehicle accommodation is well covered with a single garage (with power and concrete floor) and additional carport.

TYPE: For Sale

INTERNET ID: 300P183957

SALE DETAILS

\$410,000

CONTACT DETAILS

Elders Real Estate Clare Valley / Burra

230 Main North Road

Clare, SA

08 8842 9300

Lisa Curnow

0421278185

Rainwater is plumbed to the house, and the property can operate from both mains and rainwater. Located in a peaceful street, this solid home offers excellent value and the potential to add your own personal touches. Don't miss this opportunity!

Contact Lisa Curnow on 0421 278 185 or lisa.curnow@elders.com.au

RLA 62833

Wakefield Regional Council

Zone: Neighbourhood

Year Built: 1971

Council Rates: \$2,395.65 2025/26

Land Size: 860m2 (approx.)

Living size: 116m2 (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 849.00 square metres
- Building Area: 116.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Double carport







Living:	115.81sqm
Verandah/Carport/Porch:	52.39sqm
Garage/Shed:	30.00sqm
Total:	198.20sqm

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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