



2/1 Boronia Circuit, BALAKLAVA, SA 5461

Ideal Investment

Welcome to 2/1 Boronia Circuit, Balaklava â## a beautifully presented 2-bedroom unit on a low-maintenance community plan allotment, set back in the complex. Freshly painted throughout, with the master having his & hers built-in robes & access to the family bathroom.

The spacious living area includes a split system for year-round comfort, while the kitchen boasts a double sink, dishwasher provision, and electric oven. A functional 3-way family bathroom adds convenience for everyday living, accessible from the master. Step outside to a secure, easy-care backyard with a paved patio area, perfect for entertaining, plus a clothesline for added practicality.

Additional features include an electric hot water system, new window furnishings, and a single carport under the main roof with a manual roller door. Ideal for downsizers, first-home buyers or investors, this charming property offers comfort, security, and low-maintenance living in a quiet, well-established location. Move in and enjoy â## everything's been done for you!

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

TYPE: For Sale

INTERNET ID: 300P188732

SALE DETAILS

\$349,000

CONTACT DETAILS

Elders Real Estate Clare Valley / Burra

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Clare, SA
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RLA 62833

Wakefield Regional Council

Zone: Neighbourhood

Community Plan: 24938

Year Built: 2008

Council Rates: \$ TBA 2025/26

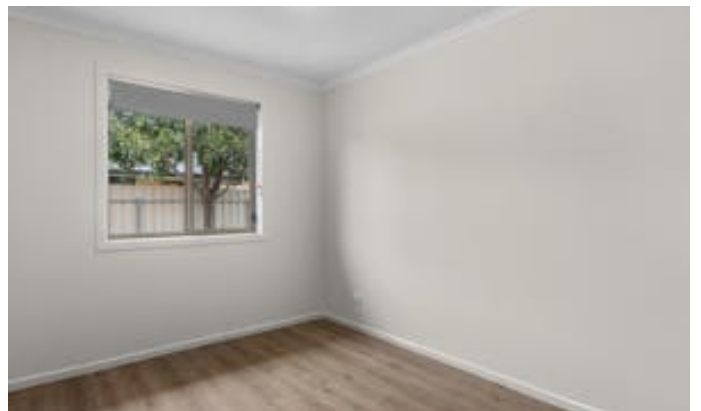
Land Size: 271m2 (approx.)

Living size: 67m2 (approx.)

Community Plan Fee: \$ TBA pa admin/sinking levy

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 271.00 square metres
- Building Area: 75.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1
- Single carport







Living:	74.82sqm
Carport:	15.36sqm
Total:	90.18sqm

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