

## 9 Whitwarta Road, BALAKLAVA, SA 5461

### Family living at its best

Set on a generous 1,041m<sup>2</sup> allotment, 9 Whitwarta Road, Balaklava delivers space, comfort and everyday practicality in a well-designed 2010/11 transportable home that's ready to impress. Perfect for families or those craving room to move, this inviting residence offers four well-proportioned bedrooms, thoughtfully laid out for modern living.

The master suite is a private retreat, complete with a walk-in robe, ensuite and ceiling fan. Bedrooms two and three feature built-in robes and ceiling fans, all serviced by a stylish three-way family bathroom with floor-to-ceiling tiles-ideal for busy households.

At the heart of the home, the open-plan kitchen and living area is designed for easy living and connection. The kitchen boasts electric appliances and generous bench space, flowing seamlessly into the living zone finished with floating floors. Zoned ducted reverse-cycle air conditioning ensures year-round comfort.

Step outside to a securely fenced backyard perfect for kids and pets and enjoy entertaining on the timber deck under a gabled verandah with ceiling fans, overlooking the expansive yard. With a 6kW solar system (approx.), 13kW battery backup n(approx.), rainwater tank, double carport and a substantial 6.5 x 12.5m powered

**TYPE:** For Sale

**INTERNET ID:** 300P188950

#### SALE DETAILS

**\$680,000-\$699,000**

#### CONTACT DETAILS

**Elders Real Estate Clare Valley / Burra**

230 Main North Road

Clare, SA

08 8842 9300

**Lisa Curnow**

0421278185

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

garage, this property combines lifestyle, efficiency and space in a sought-after Balaklava location.

Contact Lisa Curnow RLA 62833 [lisa.curnow@elders.com.au](mailto:lisa.curnow@elders.com.au) or 0421 278 185 for more information.

Wakefield Regional Council

Zone: Neighbourhood

Year Built: 2010/11 (approx.)

Council Rates: \$ 2,735.30

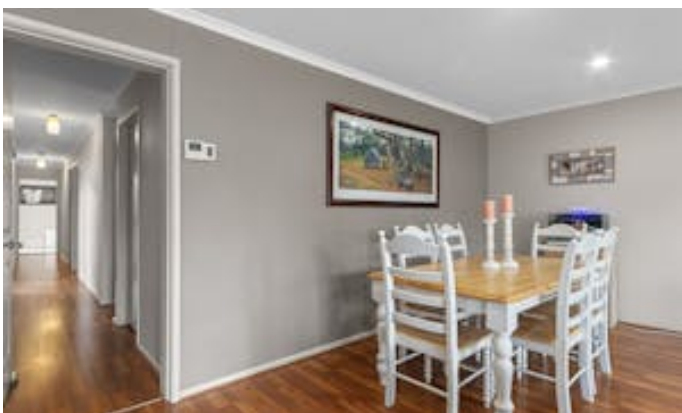
Land Size: 1,041m<sup>2</sup> (approx.)

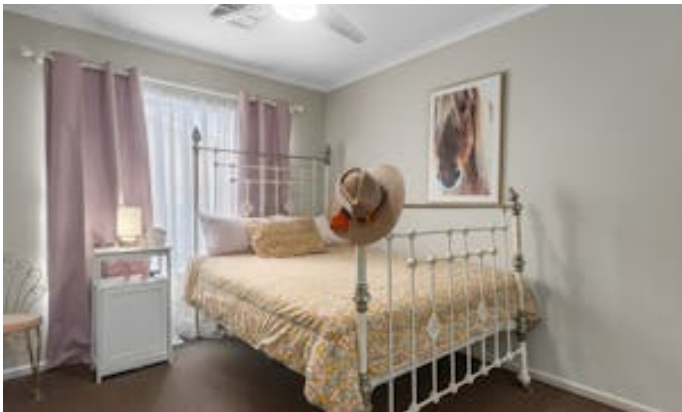
Living size: 130m<sup>2</sup> (approx.)

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 1,041.00 square metre
- Building Area: 130.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double carport













Living:	130.50sqm
Porch/Carport:	28.60sqm
Verandah:	46.50sqm
Pergola:	36.00sqm
Shed/Workshop:	84.50sqm
Total:	326.10sqm

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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