



4 Vercos Street, BALAKLAVA, SA 5461

Ideal for young families, downsizers or investors

In the heart of Balaklava at 4 Vercos Street is perfectly positioned on a convenient 412m² allotment, this well-kept home sits just a short walk from the main street, local shops and schools-ideal for young families, downsizers or investors.

Inside, the home features three comfortable bedrooms, all with built-in robes, while Bedroom 1 enjoys direct access to the family three-way bathroom for added convenience. A mix of carpet, vinyl and tiles provides practical, easy-care flooring throughout.

The functional kitchen including dishwasher overlooks the living space, offering a warm and inviting hub for everyday meals. The front of the home also offers a formal lounge and dining area.

Outdoors, the property includes a single carport under the main roof with a remote roller door, rainwater plumbed to the kitchen, plus remote roller shutters to the front windows for privacy and security. A 4.5m x 6m powered garage with concrete floor adds excellent storage or workshop potential. The garden features dripper systems for easy of care during the warmer months.

TYPE: For Sale

INTERNET ID: 300P189560

SALE DETAILS

\$425,000

CONTACT DETAILS

Elders Real Estate Clare Valley / Burra

230 Main North Road

Clare, SA

08 8842 9300

Lisa Curnow

0421278185

Contact Lisa Curnow RLA 62833 lisa.curnow@elders.com.au or 0421 278 185 for more information

Wakefield Regional Council

Zone: Neighbourhood

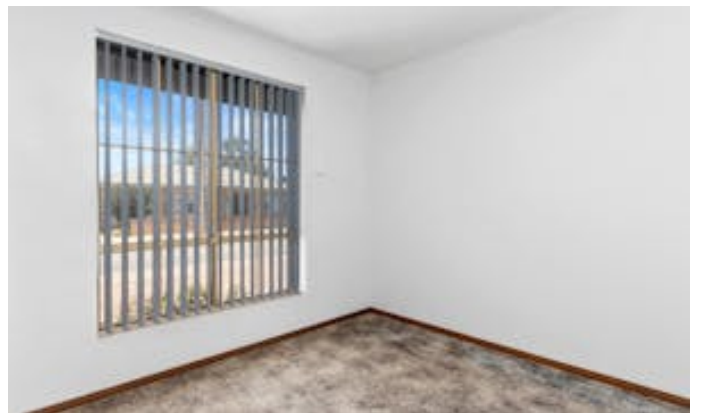
Year Built: 1990

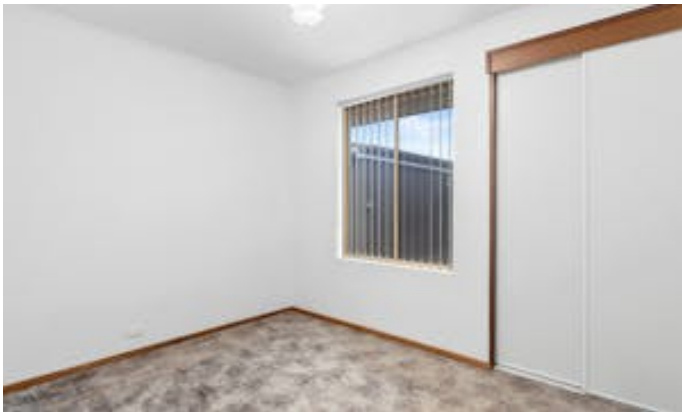
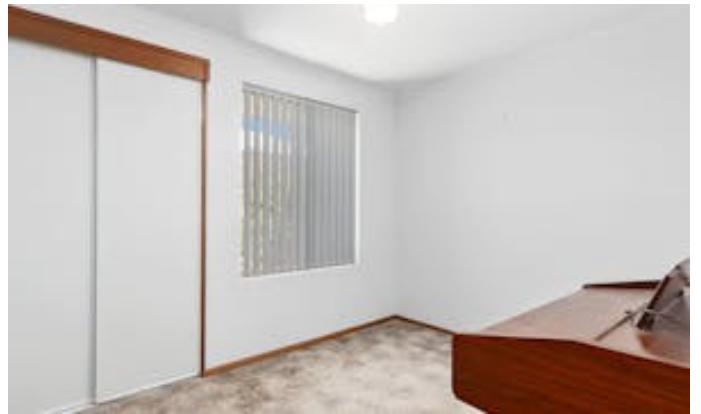
Council Rates: \$2,460.50

Land Size: 412m2 (approx.)

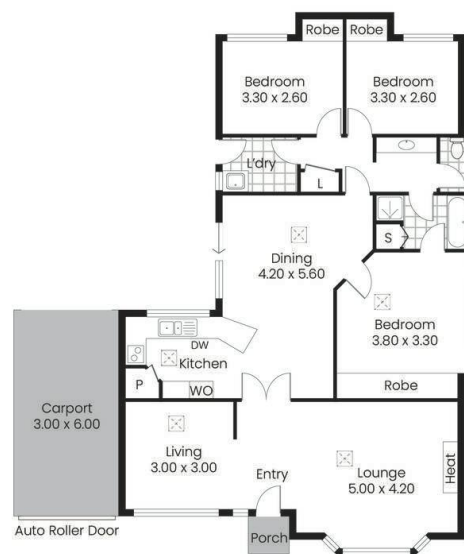
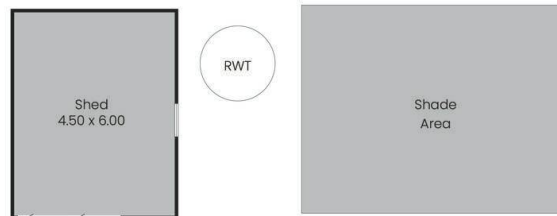
Living size: 124m2 (approx.)

- Land Area 412.00 square metres
- Building Area: 124.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Single carport









Living:	123.38sqm
Porch:	1.31sqm
Carport:	18.00sqm
Shed:	27.00sqm
Shade Area:	42.00sqm
Total:	211.69sqm

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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