



## 23 Scotland Street, BALAKLAVA, SA 5461

### Balaklava Scout Hall – Character, Convenience & Community Opportunity

An exceptional opportunity to secure a well-located and highly versatile community property in the heart of Balaklava. Positioned in a fantastic central location with dual driveway access, this charming and character-filled Scout Hall offers immediate usability along with outstanding potential for community groups, investors or future redevelopment (STCC).

Property features include:

- Prime central township location
- Dual driveway access for easy vehicle entry and circulation
- Spacious, character hall with attractive original charm
- Separate building with kitchenette facilities
- Ablution blocks and amenities
- Multiple garden sheds and ample shedding for storage or operational use
- Generous outdoor areas with flexible layout

**TYPE:** For Sale

**INTERNET ID:** 300P191654

#### SALE DETAILS

[Contact Agent](#)

#### CONTACT DETAILS

**Elders Real Estate Clare Valley / Burra**  
230 Main North Road  
Clare, SA  
08 8842 9300

**Brooke Edmonds**  
0408933100

- Partially leased to the local Lions group, providing immediate income stream

- A valuable and established community asset with a range of possible uses

Whether you're looking to invest, occupy, or further develop, this unique property presents a rare chance to secure a substantial site with character, functionality, and strong local ties.

- Land Area 4,623.00 square metres
- Commercial Type:
- Building Area: 150.00 square metres





