

27 Walsh Street, BALAKLAVA, SA 5461

Opportunity to secure an affordable home

Positioned in a quiet and family-friendly location in Balaklava, this spacious property set on a 1,071m² allotment presents an excellent opportunity for buyers looking to add value and create a comfortable family home within easy commuting distance to Adelaide.

Offering four bedrooms and a centrally located family bathroom, the home provides a functional layout with plenty of potential. The solid foundations and generous proportions create an exciting opportunity for renovators, investors, or buyers prepared to make it their own.

The modern kitchen is equipped with electric appliances, a dishwasher, and ample storage, adjoining the dining area for everyday convenience. A separate lounge room offers a comfortable living space, while split system air conditioning throughout assists with year-round climate control.

One of the standout features of the property is the abundance of storage options both inside and out, catering well to families, tradespeople, or hobbyists.

TYPE: For Sale

INTERNET ID: 300P195416

SALE DETAILS

\$469,000

CONTACT DETAILS

Elders Real Estate Clare Valley / Burra

230 Main North Road

Clare, SA

08 8842 9300

Lisa Curnow

0421278185

Externally, the property continues to impress with a substantial 6m x 9.5m garage featuring concrete flooring and power, ideal for secure vehicle storage or workshop use. A separate 5m x 7.5m rumpus room adds valuable versatility and could easily serve as a games room, studio, home office, or teenager's retreat.

Adding further appeal is the approximately 6.6kW solar system with a 5kW battery, helping to improve energy efficiency and reduce ongoing electricity costs.

With generous space, versatile shedding, and plenty of potential to enhance and personalise, this property offers a fantastic opportunity to secure an affordable home in a peaceful regional setting.

Contact Lisa Curnow on 0421 278 185 or Brooke Edmonds 0408 933 100

RLA 62833

Wakefield Regional Council

Year Built: 1979 (approx.)

Council Rates: \$2,525.05 2025/26

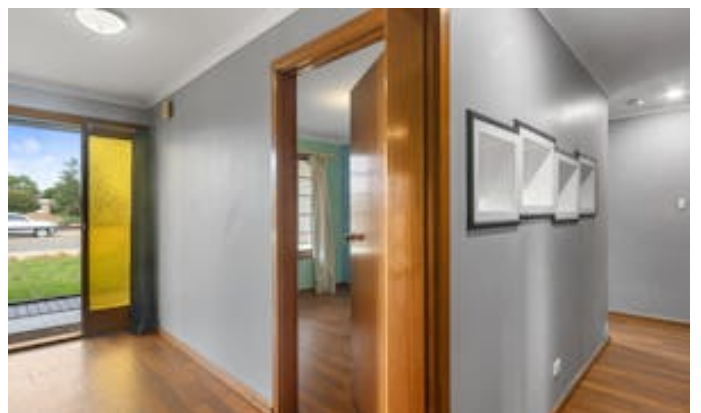
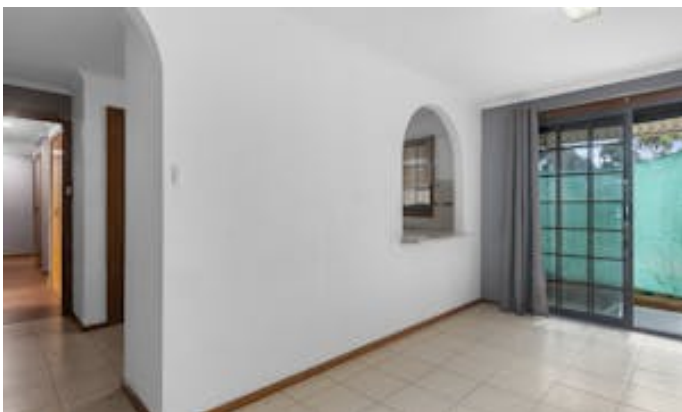
Zoning: Neighbourhood

Land Size: 1,071m² each (approx.)

House Living size: 143 m² (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 1,071.00 square metre
- Building Area: 142.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 1
- Double garage
- Single carport









Living:	142.46sqm
Verandah/Carport/Shade:	74.60sqm
Shed/Porch/Cat Run:	97.91sqm
Total:	314.97sqm

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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