

./33 Edith Terrace, BALAKLAVA, SA 5461

Families, first-home buyers or savvy investors

Positioned on a generous 780m² allotment and just moments from the heart of Balaklava, this refreshed home at 33 Edith Terrace offers comfort, convenience, and outstanding value for families, first-home buyers, or savvy investors alike.

Step inside to discover a bright and welcoming interior featuring three well-sized bedrooms, new flooring throughout, and fresh paint that gives the home a modern, move-in-ready feel. The functional layout is complemented by split system air conditioning, ensuring year-round comfort in every season.

Outside, the spacious allotment provides ample room for children and pets to play, with plenty of potential to further enhance or personalise the property to suit your lifestyle.

Perfectly positioned within a short distance to Balaklava's main street, you'll enjoy easy access to local shops, cafes, schools, and everyday amenities while still appreciating the peace and charm of this well-established residential setting.

Whether you're looking to settle into a comfortable home or secure a solid investment in a thriving country community, 33 Edith Terrace presents an opportunity not to be

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TYPE: For Sale

INTERNET ID: 300P197139

SALE DETAILS

\$459,000

CONTACT DETAILS

Elders Real Estate Clare Valley / Burra

230 Main North Road

Clare, SA

08 8842 9300

Lisa Curnow

0421278185

missed.

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

RLA 62833

Wakefield Regional Council

Year Built: 1950 (approx.)

Council Rates: TBA 2025/26

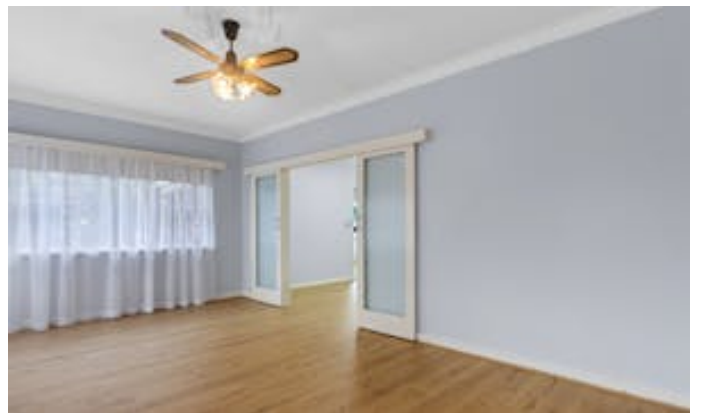
Zoning: Neighbourhood

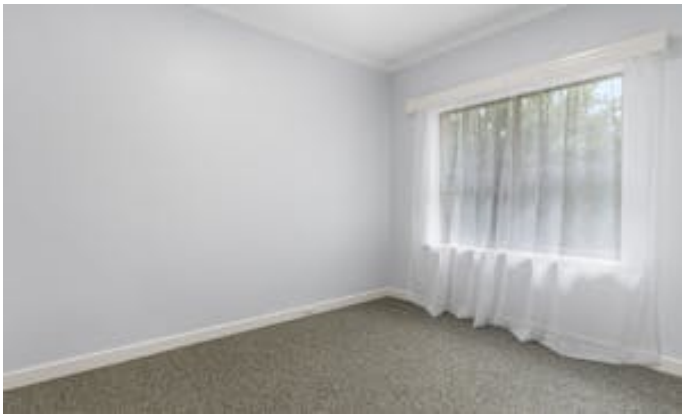
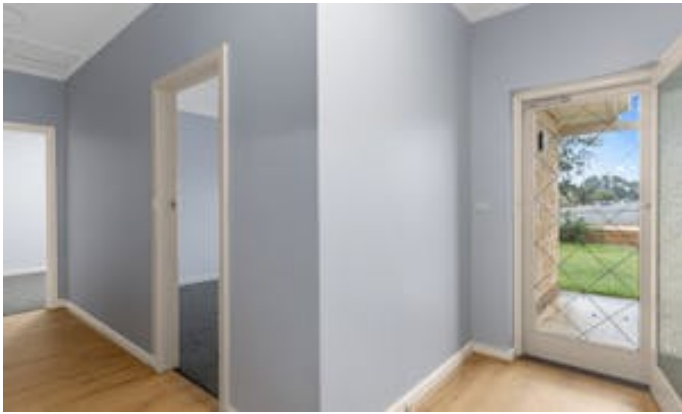
Land Size: 780m² each (approx.)

House Living size: 120 m² (approx.)

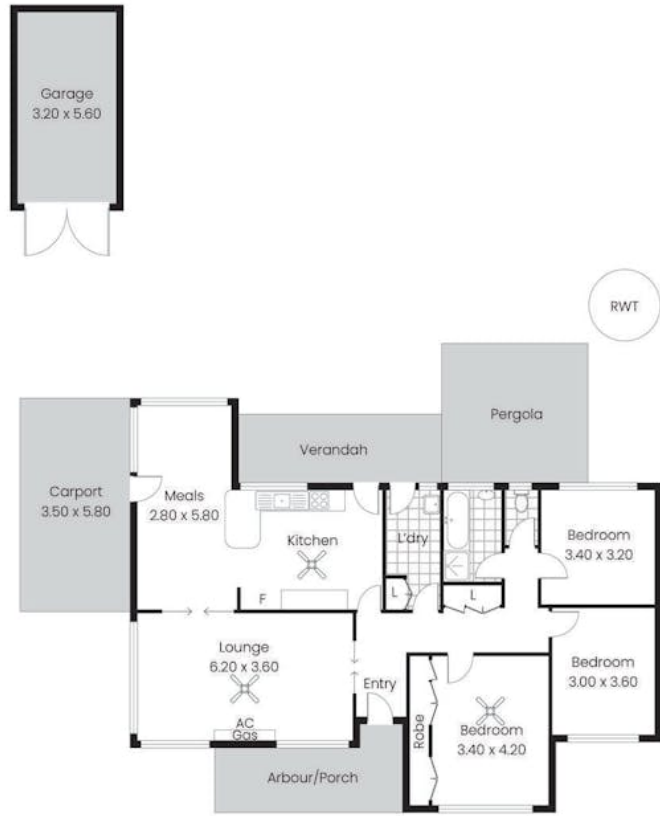
Disclaimer: Care is taken to verify the correctness of all details used in this advertisement. No warranty is given as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error.

- Land Area 780.00 square metres
- Building Area: 120.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2









Living:	119.10sqm
Porch/Garage/Verandah:	40.20sqm
Carport/Pergola:	37.30sqm
Total:	196.60sqm

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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