



52 Short Terrace, BALAKLAVA, SA 5461

Comfort, Space & Endless Potential in the Heart of Balaklava

Positioned on a generous 860sqm (approx.) allotment, this solid double-brick home, built in 1971, offers the perfect combination of comfort, practicality, and potential. Whether you're a first-home buyer, growing family, downsizer, or investor, this well-maintained property presents an excellent opportunity in a peaceful and established location.

Step inside and be greeted by 2.7m ceilings throughout, creating a wonderful sense of space and light. The home features three well-proportioned bedrooms, one complete with built-in storage, along with a centrally located family bathroom and separate toilet for added convenience.

The updated kitchen is equipped with electric appliances and seamlessly connects to the spacious L-shaped lounge and dining area, providing the ideal setting for relaxed family living and entertaining. Reverse-cycle air conditioning ensures year-round comfort in the main living zone.

Storage is a true highlight of the home, with an extensive bank of hallway cupboards, built-in cabinetry, and a double-entry laundry offering exceptional practicality and additional storage options.

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.

TYPE: For Sale

INTERNET ID: 300P199361

SALE DETAILS

\$450,000

CONTACT DETAILS

Elders Real Estate Clare Valley / Burra

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Clare, SA
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Outside, a full-length rear veranda creates the perfect space for entertaining guests or enjoying your morning coffee. Vehicle accommodation is well catered for with a single garage featuring power and concrete flooring, plus an additional carport.

Rainwater is plumbed to the home, with the flexibility to operate from either mains or rainwater supply. Solidly built and neatly presented, this property offers plenty of scope to add your own personal touches while enjoying comfortable living from day one.

Property Information

- Council: Wakefield Regional Council
- Zoning: Neighbourhood
- Year Built: 1971
- Land Size: 860sqm (approx.)
- Living Area: 116sqm (approx.)
- Council Rates: \$2,395.65
- Land Area 860.00 square metres
- Building Area: 116.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Single garage
- Single carport









Living:	110.50sqm
Verandah/Porch:	49.20sqm
Garage/Carport:	53.50sqm
Total:	213.20sqm

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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