

**2/23 Francis Street, Balaklava, SA 5461**



**House For Sale**

Saturday, 27 April 2024

2/23 Francis Street, Balaklava, SA 5461

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 358 m2**

**Type: House**



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**\$300,000 to \$320,000**

\*This Property is Tenanted until January 2025\*Welcome to this charming 3-bedroom, 2-bathroom home nestled in the serene surroundings of Balaklava. Perfectly suited for investors seeking a lucrative opportunity, this property offers both comfort and convenience, with a tenant in place until January 2025. Upon entry, you'll be greeted by a spacious master bedroom featuring a walk-in robe and ensuite, providing privacy and comfort for the lucky occupants. The heart of the home lies in the split family room, providing versatility and functionality for modern living. Whether it's family movie nights or entertaining guests, this space offers endless possibilities for relaxation and enjoyment. Stay comfortable year-round with ducted reverse cycle air conditioning throughout the home, ensuring optimal climate control no matter the season. Outside, discover a low-maintenance garden, perfect for those seeking minimal upkeep without compromising on greenery and outdoor enjoyment. Spend weekends relaxing in the sunshine or hosting barbecues with friends, all within the tranquility of your own private oasis. With a reliable tenant in place until January 2025, this property presents an attractive investment opportunity for savvy investors. Take advantage of the steady rental income stream and the potential for future capital growth in this sought-after location. Don't miss out on this chance to add a promising investment property to your portfolio. Arrange a viewing today and secure your foothold in the thriving Balaklava property market. Currently tenanted at \$330 a week until January 2025. Year Built - 2006. Total Building - 156sqm approx. Land Size - 358sqm approx. Local Council - Wakefield. Please contact Nick Bevan on 0407 917 456 or Sharon Moritz on 0411 465 463 for any further information or to arrange an inspection at the property. Disclaimer: RLA 237185 - This advert contains information and imagery which is believed to be accurate based on our sources and/or inspections of the property before or at the time of advertising. Prospective purchasers or other parties should make their own enquiries about the validity and accuracy of this information and view the property before making any purchasing decisions.