

30 Balaklava Road, Mallala, SA 5502



House For Sale

Tuesday, 5 December 2023

30 Balaklava Road, Mallala, SA 5502

Bedrooms: 3

Bathrooms: 1

Parkings: 10

Area: 1012 m2

Type: House



Nicky Barker
0417879339

\$499,000 - \$535,000

Welcome to 30 Balaklava Road, Mallala. This 2004 built home sits on a large allotment of 1012sqm (approx), boasting three generous size bedrooms, one-bathroom, two living areas, double length / extra wide carport, huge verandah for entertaining, 6x9m workshop/shed and additional carport in the rear yard. Mallala has so much to offer, including: a local IGA, takeaway shop, post office, petrol station, pub, fire and ambulance station, church, bowling club, primary school, medical practice, sporting clubs and motorsport park. Deliveries are also available from Coles, Woolworths and Bunnings to the local homes of Mallala.

- Master bedroom with bay-window, split system air-conditioner, his and hers walk-in-robos and direct access to the bathroom
- Newly rejuvenated three-way bathroom with new vanity basin and all new tapware
- Bedrooms two and three with split system air-conditioners
- Lounge to the front of the home with split system air-conditioner and linen cupboard
- Open plan kitchen/meals/family
- Kitchen with electric oven, new hotplate, rangehood, new double bowl sink, puratap, all new tapware throughout, built-in-pantry, fridge provision and overhead cupboards.
- Meals/Family area with split system air-conditioner and access to the side of the home
- Laundry with trough, new tapware and access to the backyard
- Quality Hybrid floating floorboards throughout the home
- Evaporative cooling throughout
- Bullnose verandah to the side of the home with timber decking
- Semi-enclosed and secure double length and extra wide carport with new roller door and sheeted skylights
- Huge 19.4x6.5m pitched roof verandah for entertaining with a new roller door which allows access through to the rear shed and additional carport
- Large 6x9m workshop/shed with concrete and power
- Additional 3.6x9m carport in the rear yard
- 2.8m high clearance throughout the external undercover areas to allow access to the rear yard for multiple different types of vehicles
- Large lawned area to the rear of the home with established screening shrubs
- Solar system - 10.375kw
- Upgraded electrical power board
- Garden shed 2.5x2.5m
- 22,500L Bushman's rainwater tank and HP 45 Davey stainless steel pump
- 315L electric Therman hot water service
- Land size: 1012sqm
- Built: 2004
- CT: 5711/907
- Council: Adelaide Plains
- Council rates: \$2,508.00 (approx)
- Connections: Mains water, sewer, electricity and NBN
- Easement: NIL
- Rental return: \$450 - \$480 per week

All information and images contained within this advertisement have been obtained from sources deemed to be reliable. However, we cannot guarantee this information is accurate. Interested parties should make their own enquires.