

4 Mamara Court, Balhannah, SA 5242

ADCOCK

House For Sale

Monday, 15 April 2024

4 Mamara Court, Balhannah, SA 5242

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 1050 m2

Type: House



Andrew Adcock
0418816874



Nikki Seppelt
0883884777

Contact Agent

It's where town meets tranquillity on a quiet cul-de-sac, a tailspin from reserves, retail, and schools; that an eager entry-level home hopes for a phenomenal refurb on its nature-gifted 1050sqm block. Investors and first-time buyers, in a price range like this, you can spruce it up and make it sing. Simple, conventional, and comfortably set in its 1970's ways beneath a halo of vines, the 3-bedroom family home has a few worthy blessings: Vine-laden outlooks, a no-through cul-de-sac ideal for kids footy, big backyard shade trees fit for a swing, room for the trailer or van, and a drive-through factor that leads to a generous 12m x 6.5m powered garage/workshop. Then, consider adding an all-weather deck into the outdoor equation and watch the garden's beauty and entertaining calibre soar. Carpeted from entry, a lifestyle shuffle of the opening L-shaped lounge and dining could mean a study or retreat, leaving the casual meals alongside the rear mid-2000s kitchen that will do you nicely for now, as it waits for something sensational, later. A bit like the rest of this potential paradise. Comforted by split system air conditioning, a central gas space heater, a ceiling fan to the master bedroom, with built-in robes to all three bedrooms; those with vision – and those who know this spirited country town – will see the value. Moments from Onkaparinga Valley Road's Kelsey Cottage Cafe, Oakbank Area School, and its scenic transit from every A to B – including a string of cellar doors sprinkled between you, Oakbank, and Hahndorf – will be all the enticement you need. Ready, set, reboot. Bring it to a big slice of Balhannah you can better. It's a vision in the making: Exceptional potential on a leafy & established 1050sqm allotment Renovation-ready 1979 3-bedroom home Drive-through access beneath the vines to powered 12m x 6m garage. Carport to RHS has 2.96m clearance (approx.) Room for the trailer or van Split system R/C A/C & gas space heater Refurbished kitchen with a Bosch dishwasher & Westinghouse electric appliances Versatile footprint Master bedroom with ceiling fan & gorgeous vine views Pine floors to bedrooms 2 & 3 Vintage bathroom (with separate WC) Mains water & sewer 860 gal. rainwater capacity – storage only Automatic pop-up irrigation School, town & OVR proximity Just 20 SE Freeway minutes to the Tollgate And much more... Property Information: Title Reference: 5530/320 Zoning: Township Year Built: 1979 Council Rates: \$1,872.95 per annum Water Rates: \$192.78 per quarter *Estimated rental assessment: \$550 - \$570 per week (written rental assessment can be provided upon request) Adcock Real Estate - RLA66526 Andrew Adcock 0418 816 874 Nikki Seppelt 0437 658 067 Jake Adcock 0432 988 464 *Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurement are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. Property Managers have provided a written rental assessment based on images, floor plan and information provided by the Agent/Vendor – an accurate rental appraisal figure will require a property viewing.