

**21 Balmoral Circuit, Blakeview, SA, 5114**



**House For Sale**

Wednesday, 14 August 2024

21 Balmoral Circuit, Blakeview, SA, 5114

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Lovely 3-Bedroom Home in a Family-Friendly Locale

Presented by Andrew Rose of LJ Hooker, this beautiful 3-bedroom, 1-bathroom family home is a true gem. Perfectly suited for investors and young families, it's nestled in a quiet, family-friendly street, offering both tranquility and convenience.

Set on a generous 440sqm allotment, the home boasts great street appeal and ample off-street parking.

Step inside to discover spacious bedrooms, each featuring built-in robes, ensuring plenty of storage for all your needs. The open-plan lounge and dining area create a warm and inviting atmosphere, ideal for family gatherings. Additionally, a separate family room provides extra space for relaxation or entertaining.

The centrally located bathroom is ideally situated for convenience. Outside, you'll find a lovely verandah that overlooks an expansive backyard, a perfect haven for kids and pets to roam freely and enjoy the outdoors.

### Additional Features

- Heating and Cooling
- Rear Shed
- Ample Off Street Parking
- New Carpets (2024)
- Freshly Painted (2024)
- Many more updates
- Move in Ready!

### Specifications:

• Section / 5099/37

• Council / Playford

• Built / 1991

• Land / 440m<sup>2</sup> (approx)

• Easements / NIL

• Estimated rental assessment / \$520-\$540

Ideally situated near the Blakes Crossing development and the expansive Munno Para shopping center, this property offers unbeatable convenience. The newly redeveloped Railway and Bus Interchange at Smithfield is just a short walk away. Families will benefit from being close to excellent schools, with Blakeview Primary and Trinity College within walking distance, and Craigmore High School also just a short stroll away.

Don't miss the chance to secure this delightful home in a fantastic family location.

### Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.  
RLA155355