



12 Scotland Street, Balaklava

Spacious Living, Exceptional Shedding & Country Charm

Positioned on an impressive 1,033sqm allotment (approx.), this well-established 1900-built home offers an appealing combination of space, practicality and lifestyle appeal. Featuring 130sqm of internal living (approx.), three bedrooms, a central bathroom and comfortable living spaces, the property provides a versatile foundation for families, first home buyers, downsizers or investors looking to secure a property with plenty of room to grow.

Outside, the property continues to impress with an array of features designed for both entertaining and practical living. A newly installed pergola with double ceiling fans provides a fantastic undercover area to enjoy with family and friends, while the large powered shed, complete with an adjoining carport, offers excellent storage, workshop or hobby space. With drive-through access from the carport, an additional separate building ready to be transformed into a space of your choosing, multiple rainwater tanks and approximately 16 solar panels, there is plenty here to appreciate.

Property Features:

- Three well-proportioned bedrooms w/ ceiling fans.
- Upgraded kitchen for a practical & modern cooking/dining

3 1 3

FOR SALE

\$520,000 - \$570,000

VIEW

Sat 10th Oct @ 10:30AM - 11:00AM

AGENTS

Matthew Nudo
0497 804 034
matthewn@ljhsales.com.au

AGENCY

LJ Hooker Property Specialists Gawler |
Barossa
(08) 8522 3311

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



experience.

- Comfortable lounge room providing a welcoming central living space.
- Separate mud room providing valuable additional utility space.
- Neat and functional bathroom with modernised laundry additions.
- Convenient drive-through access from the carport to the rear of the property.
- Newly installed pergola providing an excellent undercover entertaining area.
- Double ceiling fans to the pergola for added comfort.
- Large powered shed at the rear of the property with carport extension.
- Separate additional building/shed offering the opportunity to create your own private space, studio, office, hobby room or retreat.
- Split system air conditioning to bedroom 2, 3 & lounge room.
- Bedroom 1, 2 & lounge room with original fireplace.
- Abundance of rainwater tanks providing multipurpose use.
- Roller shutters to all windows except bedrooms one and two.
- Automatic roller door to the carport.
- Approximately 16 solar panels.
- Generous 1,033sqm allotment (approx.).
- Approximately 130sqm of internal living.
- Established property with plenty of outdoor space.
- Neat, tidy, low maintenance & prestigiously looked after.
- Practical layout with plenty of scope to make it your own.

Situated in the welcoming township of Balaklava, the property offers the opportunity to enjoy a relaxed country lifestyle while remaining close to the everyday amenities required for comfortable living. Local shops, schools, sporting facilities, cafés and community amenities are all within easy reach, making Balaklava a convenient choice for families, retirees, first home buyers and those looking for a quieter pace of life.

Whether you're searching for a home with generous grounds, a property with excellent shedding and outdoor entertaining, or an investment offering plenty of potential, 12 Scotland Street, Balaklava presents a unique opportunity to secure a sizeable parcel of land with an abundance of practical features.

For further information or to register your interest, please contact Matthew Nudo on 0497 804 034 today.

CT / 5505/121

Land Size / 1,033sqm (approx.)

Internal Living / 130sqm (approx.)

Year Built / 1900

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MORE DETAILS

Property ID	1W9UG54
Property Type	House
House Size	130 m2
Land Area	1033 m2
Including	Air Conditioning
	Toilets (2)
	Fire Place
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Secure Parking
	Fully Fenced
	Solar Panels
	Water Tank

Matthew Nudo 0497 804 034

Sales Specialist | matthewn@ljhsales.com.au

LJ Hooker Property Specialists Gawler | Barossa (08) 8522 3311

26 Adelaide Road, GAWLER SA 5118

gawlerbarossa.ljhooker.com.au | gawler@ljhsupport.com.au



12 Scotland Street,
BALAKLAVA



Living:	111.70SQM
Verandah:	95.10SQM
Carport:	64.20SQM
Shed:	69.00SQM
TOTAL:	340.00SQM



This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.