



## Balaklava, 8 Centenary Avenue

### Neat, Tidy & Low-Maintenance Living

Auction Location: ON SITE

UNDER INSTRUCTIONS FROM THE PUBLIC TRUSTEE

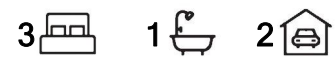
Set in a peaceful, family-friendly location, this neat, tidy, and low-maintenance three-bedroom home is the perfect option for downsizers, first-home buyers, or investors looking for value and comfort. With nothing to do but move in and enjoy, this home offers relaxed living in a well-established community.

Inside, you'll find a functional kitchen with an adjoining meals area and three generously sized bedrooms. The secure backyard is easy to care for, featuring rear access, ample parking, and a solid shed that's perfect for storage, hobbies, or weekend projects.

Just over an hour north of Adelaide, Balaklava is a thriving regional hub with a strong



**Disclaimer:** 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.



**For Sale**  
CONTACT AGENT

**View**  
By Appointment

**Contact**  
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**Brianna Stopps**  
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**LJ Hooker Gawler | Barossa**  
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sense of community. The town offers excellent local amenities, including Balaklava Primary and High Schools, shopping facilities, medical services, and a range of sporting options like football, netball, golf, and racing. It's the perfect place to enjoy peaceful country living with all the everyday essentials close by.

**Features:**

- \* Main bedroom with ceiling fan and shutters.
- \* Bedrooms 2 and 3 are generous in size.
- \* Generous undercover entertaining area.
- \* Large shed with concrete and power.
- \* Rain water tank plumbed into the house.
- \* Roller shutters for extra security and privacy.
- \* Close to Balaklava Primary School and Balaklava High School.
- \* Near Balaklava Sports Club, Balaklava Golf Club, and Balaklava Racing Club.

For further information, please contact Maigen Norman on 0418 557 597.

CT / 5343/947

Year Built / 1985

Internal Living / 94m2

Land Size / 739m2 (approx.)

Local Government / Wakefield

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 343733

## More About this Property

<b>Property ID</b>	1VGDG54
<b>Property Type</b>	House
<b>House Size</b>	94 m2
<b>Land Area</b>	739 m2
<b>Including</b>	Air Conditioning Outdoor Entertaining

**Maigen Norman 0418 557 597**

Sales Specialist | maigenn@ljhsales.com.au

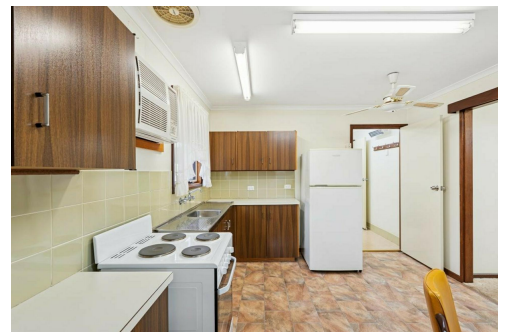
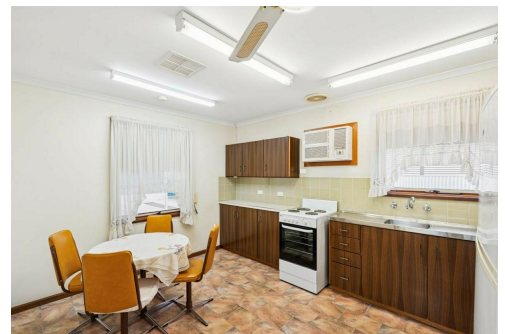
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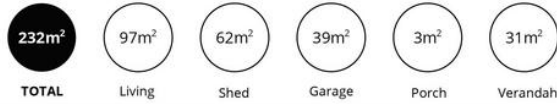
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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