



21/23 Francis Street, Balaklava

Low maintenance living without compromise

Welcome to Unit 21, 23 Francis Street, Balaklava, whether you're looking to downsize, purchase your first home or add a quality investment to your portfolio, this beautifully presented home offers the perfect combination of modern comfort, low-maintenance living and everyday convenience.

Built in 2012 and thoughtfully designed for effortless living, this stylish three-bedroom residence boasts a light-filled open plan layout complemented by stunning timber-look floating floors that flow throughout the main living areas. The kitchen overlooks the spacious dining and living zone, creating the ideal space for both entertaining and everyday family life.

The generous master suite is privately positioned and features a walk-in robe and ensuite, while bedrooms two and three are complete with built-in robes. Updated carpets to all bedrooms, ceiling fans throughout and ducted heating and cooling ensure year-round comfort.

Outside, the low-maintenance rear yard offers a paved area, perfect for relaxing with family and friends without the upkeep. The double

3  2  2 

FOR SALE
Contact Agent

VIEW
Sat 11th Jul @ 12:30PM - 1:00PM

AGENTS
Brianna Stopps
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Maigen Norman
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AGENCY
LJ Hooker Property Specialists Gawler |
Barossa
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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.

 **LJ Hooker**

automatic garage provides secure parking with the added convenience of drive-through access.

This is a fantastic opportunity to secure a modern home that delivers comfort, practicality and an easy-care lifestyle in a well-established location.

Things we love:

- Ideal for downsizers, first home buyers or savvy investors alike.
- Three generous bedrooms.
- Master bedroom complete with ensuite and walk-in robe.
- Open plan kitchen, dining and living.
- Updated carpets to bedrooms.
- Ducted heating & cooling plus ceiling fans throughout.
- Double garage with drive through access.
- Low maintenance yards.

For further information or to make time to inspect, please contact Brianna Stopps on 0437 969 863 or Maigen Norman on 0418 557 597.

CT/ 6092/297

Year Built / 2012

Internal Living / 145m2 (approx.)

Land Size / 364m2 (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 DETAILS

Property ID	1W5WG54
Property Type	House
House Size	145 m2
Land Area	364 m2
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Floorboards Built-in-Robes Fully Fenced Remote Garage Water Tank

Brianna Stopps 0437 969 863

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Unit 21/23 Francis Street,
BALAKLAVA



Living:	105.70SQ.M
Garage:	31.90SQ.M
TOTAL:	137.60SQ.M

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