

Ferryden Park, 11 Balranald Street

Stunning 4 Bedroom Family Home

Auction Location: On Site (USP)

An immaculately designed 4 bedroom home perfectly combines modern living with family comfort.

This 1 year old home features 2.7 metre high ceilings and double glazed windows throughout enhancing comfort and energy efficiency, ducted reverse cycle air conditioning, double garage and additional off street parking for 2 vehicles.

The standout kitchen boasts a large island bench, sleek black and stainless steel appliances and ample storage. The heart of the home is the spacious open plan kitchen, living, and dining area, which seamlessly flows to the alfresco entertainment area, the perfect setting for relaxation.



For Sale
Contact Agent

View
ljhooker.com.au/HYXH67

Contact
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LJ Hooker Flinders Park
(08) 8352 1155

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.

The modern main bathroom is generously sized, featuring both a separate shower and bath, complemented by elegant floor to ceiling tiles. For year round comfort, the property is equipped with ducted reverse cycle air conditioning, ensuring the ideal temperature in every season.

Located in the family friendly suburb of Ferryden Park, the property offers a great balance of suburban tranquility and city convenience. It is just 10km from the CBD, within walking distance of Regency Park Golf Course and Regency TAFE College, and only a 12 minute drive to Semaphore Beach. With excellent public transport links, this home is perfect for those seeking a connected and comfortable lifestyle with easy access to work, leisure, and city attractions.

For more information, please contact Phuong Nguyen on 0413 803 885.

The Vendor's Statement (Form 1), the Auction Contract, and the Conditions of Sale will be available for perusal by members of the public: (A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

Disclaimer:

Any prospective purchaser should not rely solely on third-party information providers to confirm the details of this property or land. It is advised to inquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only, and it is at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own inquiries.

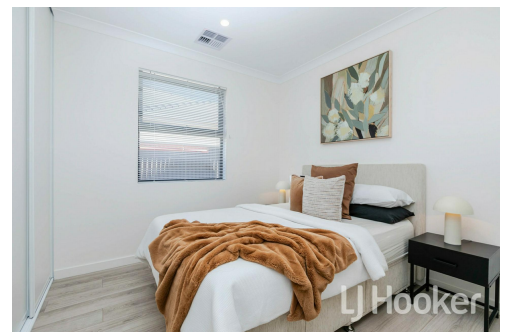
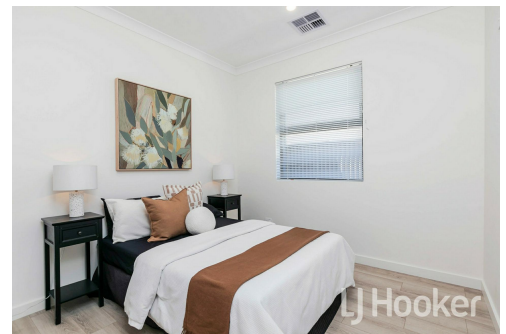
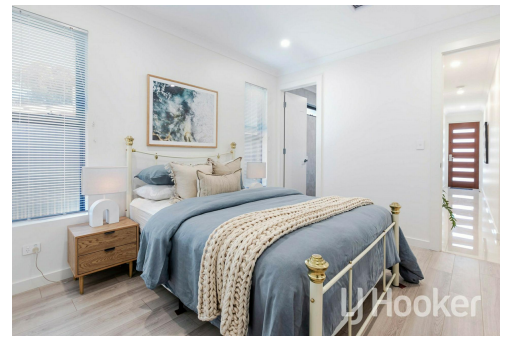
RLA 215339

More About this Property

Property ID	HYXH67
Property Type	House

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Area (Estimate only)	
Living	161.0 m ²
Double Garage	34.1 m ²
Alfresco	24.0 m ²
Shed	7.4 m ²
Porch	3.1 m ²
Total	229.6 m²



For illustrative purposes only.
All measurements are approximate