

Hahndorf, 17 Balhannah Road

Fabulous Opportunity

Discover the charm of this delightful 1990s cottage-style home, perfectly positioned in the highly sought-after township of Hahndorf. Set on an impressive 1,330sqm block, this property offers a blend of comfort, convenience, and endless potential. Located just a short walk from St Michael's Primary School and Hahndorf's vibrant main street, you'll enjoy boutique shops, cosy cafes, and the town's unique historic character right on your doorstep.

Step inside to a welcoming slate-floor entry with a leadlight window, setting the tone for this character-filled home. French doors lead into a spacious living room complete with a ceiling rose and fireplace, while the open-plan kitchen and meals area features a durable slate floor and charming timber ceiling. All three bedrooms come with walk-in robes, with the main bedroom boasting an ensuite. There's also a versatile study or third living/dining area, providing plenty of space to suit your needs.

3 2 2

For Sale
Please Call

View
ljhooker.com.au/S9AFDQ

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LJ Hooker Mount Barker
(08) 8398 6300

Freshly painted throughout, this well-maintained home is ready to move into yet offers great potential for future upgrades or renovations to make it truly your own.

Outside, the generous block offers limitless possibilities. A large shed provides ample space for storage, hobbies, or workshop needs, while the expansive yard is perfect for gardening, undercover entertaining, or simply enjoying the outdoors.

Whether you're a first-time buyer, investor, or seeking a tree change, this is a rare chance to secure a home in the tightly held Hahndorf market and embrace the relaxed lifestyle of the Adelaide Hills.

Key Features:

- 3 bedrooms, 2 bathrooms, and freshly painted throughout
- Generous 1,330sqm block with a large shed
- Walking distance to St Michael's Primary School and Hahndorf's main street
- Move-in ready with potential to renovate and add value

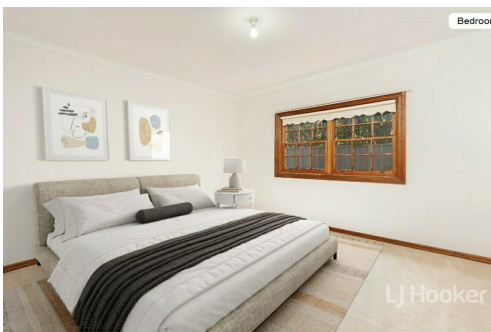
Don't let this opportunity pass you by - your dream cottage lifestyle is waiting!

More About this Property

Property ID	S9AFDQ
Property Type	House
Land Area	1330 m2
Including	Ensuite Air Conditioning Toilets (2) Fire Place Outdoor Entertaining Secure Parking Walk-in robes to all bedrooms

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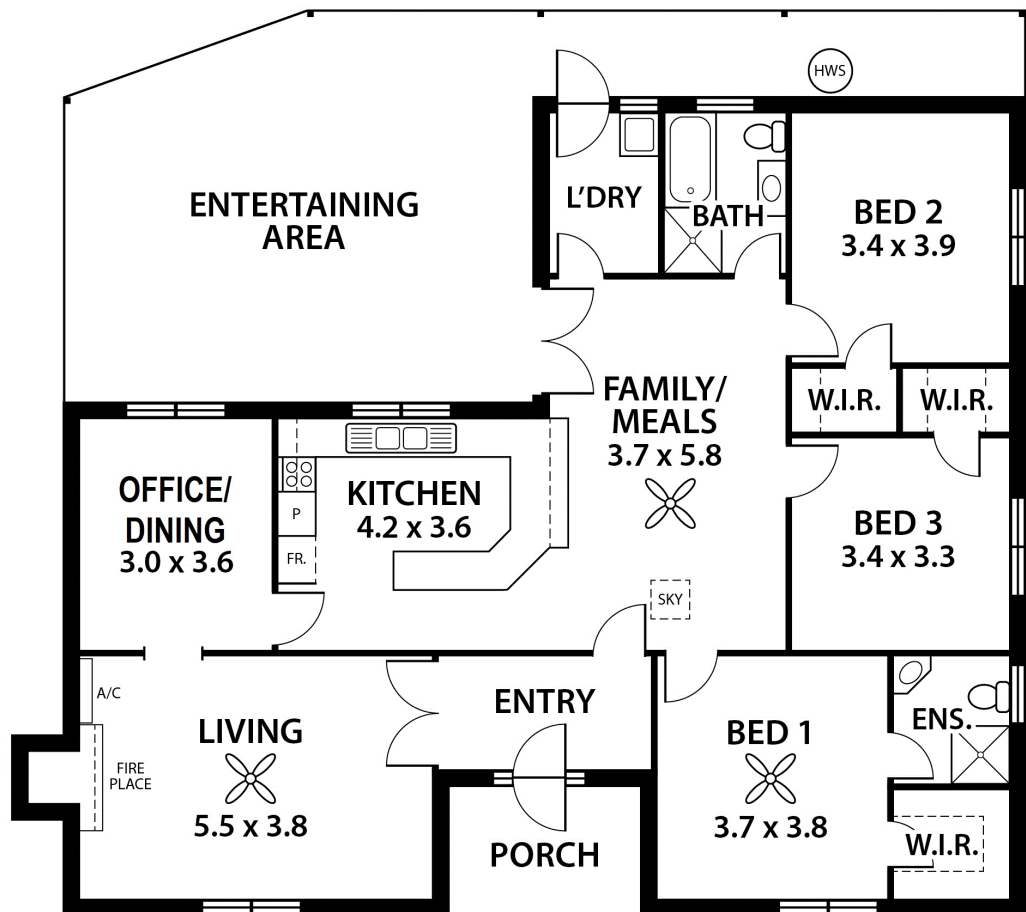
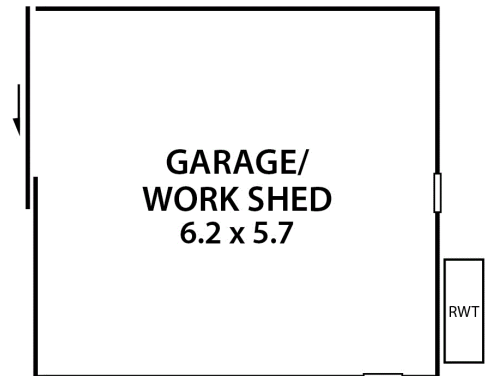
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AREA

LIVING:	150.8 m ²
ENTERTAINING AREA:	52.2 m ²
PORCH:	6.0 m ²
GARAGE / WORK SHED:	35.8 m ²
TOTAL:	244.8 m ²



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