





187 Balmoral Road, Kalbeeba

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Location & Lifestyle

UNDER INSTRUCTIONS OF PUBLIC TRUSTEE

Set on an impressive 2.2 acres in the ever-popular Kalbeeba, this property presents an exciting opportunity for those looking for space, potential and a property they can truly make their own.

The home itself requires significant work and improvement, but has been priced accordingly, presenting an opportunity for buyers who aren't afraid to roll up their sleeves and bring their vision to life.

With plenty of room to move, this property could be ideal for tradies, renovators, families looking for a rural lifestyle, or buyers seeking a substantial parcel of land with the freedom to create something of their own.

Enjoy the peace and space of a rural setting while remaining conveniently located just minutes from Gawler's town centre, providing easy access to schools, shopping and everyday amenities.

Features:
- 3 good-sized bedrooms.
- Meals and dining area.
- Separate lounge/ living area.

FOR SALE
$850,000

AGENTS
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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.

- Rear verandah.
- Large double garage, approximately 9m x 6m.
- Mains water and rainwater supply.
- Large 7m x 12m shed.
- Additional 7m x 6.2m shed.

CT / 5661/180
Land Size / 2.2 acres
Year Built / 1974
Council / Barossa

For any further information, or to make a time to inspect, please contact Maigen Norman on 0418 557 597.

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	1W6PG54
Property Type	House
House Size	108 m2
Land Area	8900 m2











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KALBEEBA



Living:	95.99SQ.M
Garage:	54.00SQ.M
Verandah:	34.15SQ.M
Shed:	132.36SQ.M
TOTAL:	**316.50SQ.M**

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

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