



Prospect, 30 Ballville St

Endless Potential in Prime Location

This 1920s solid brick residence presents a fantastic opportunity for renovation or redevelopment in one of Prospects premier and most convenient streets. Surrounded by an array of amenities, including renowned schools, public transport, major arterial roads, and just minutes from the heart of Adelaide, the property offers both charm and practicality.

The home welcomes you with a secure front yard and a charming porch, leading to an interior that features three generously sized bedrooms, a spacious family room, and a separate dining area. The adjacent kitchen is equipped with ample bench and cupboard space, gas cooking, and a classic wood stove, providing a functional and versatile space for modern updates.

Wet areas include a centrally located bathroom, complemented by a large rear laundry with an adjacent separate water-closet. At the rear of the property, the undercover verandah extends to a full-length carport, offering secure parking for multiple vehicles. The



For Sale
Please Call

View
ljhooker.com.au/3MBHRU

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LJ Hooker Prospect
(08) 8269 4645

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.

garage/workshop is connected to gas, water, and electricity, making it ideal for storage or as a functional workspace. The backyard includes multiple garden spaces and wide, secure side access, adding to the properties appeal.

Additional features include reverse cycle ducted air-conditioning with zone control, security roller shutters on select windows, NBN readiness for modern connectivity, and a rainwater tank for sustainable water use.

Whether you are looking to embark on a renovation project to create your dream home or seeking a development opportunity, this property offers endless possibilities in a sought-after location.

Certificate of Title and Form Ones available upon request

Frontage: 16m

Depth: 35m

Home Built: 1928

Torrens Titled

Allotment Size: 560m2

Title: Volume 5410 Folio 214

Zoning: EN - Established Neighbourhood

Council: Prospect Ph. 08 8269 5355

Rates: \$2,500 Per year

All sizes, lengths, fees and distances mentioned above are approximate. LJ Hooker Prospect takes no liability for any incorrect details.

RLA 287 134

More About this Property

Property ID	3MBHRU
Property Type	House
Land Area	560 m2

Harvey Bloomfield 0410 658 617

Principal And Sales Representative | harvey.bloomfield@ljhooker.com.au

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409 Regency Road, PROSPECT SA 5082

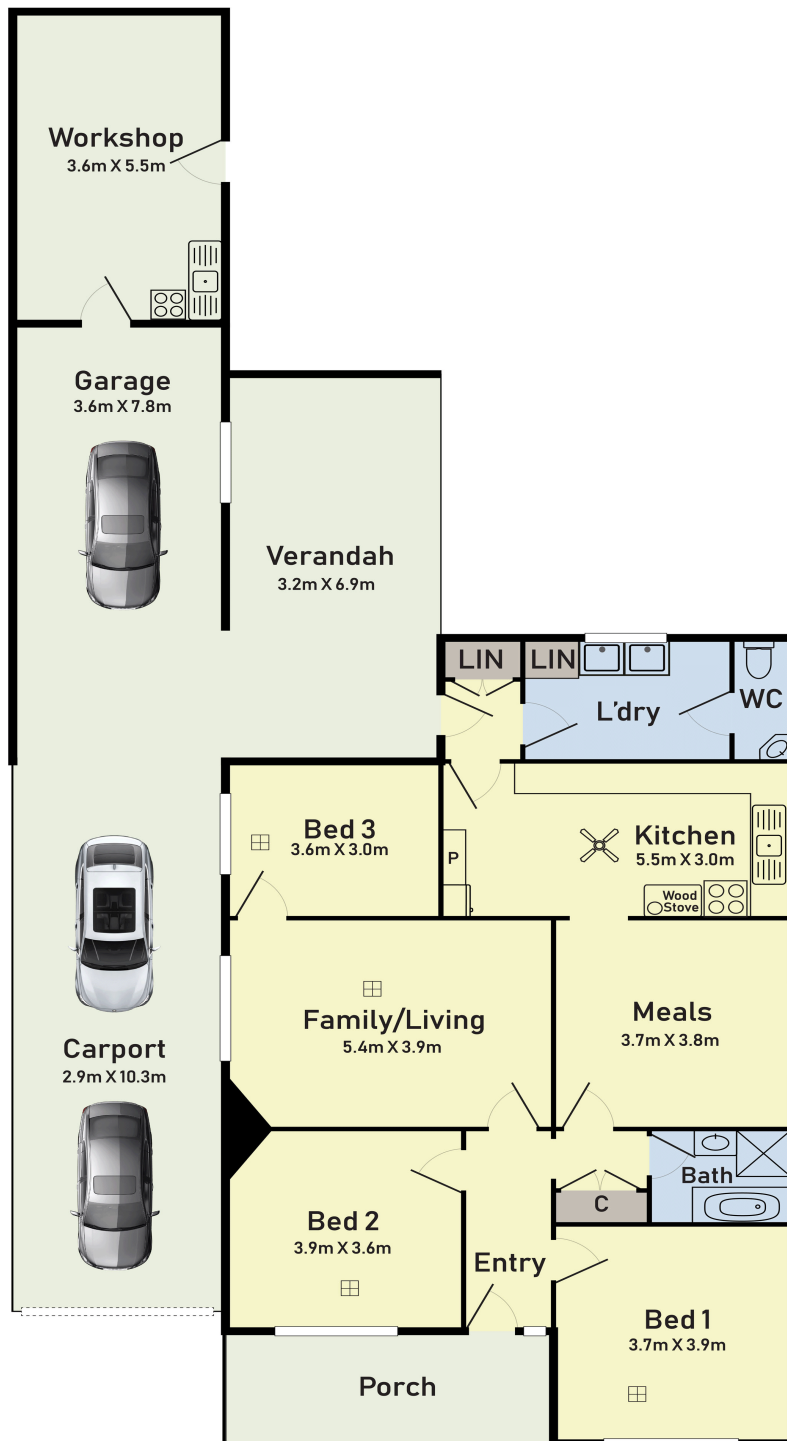
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Floor Plan



Scale in metres. Indicative only. Dimensions are approximate. All information contained here in is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

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