



LJ Hooker



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Unit 6/35 Ballville St, Prospect

Low Maintenance Living in Prime Prospect

With a location second to none, just moments' stroll from the heart of Prospect's vibrant and ever-evolving dining and shopping precinct, this charming and beautifully updated home delivers exceptional lifestyle appeal, space and convenience within a well-maintained group of only six residences.

Perfectly positioned within walking distance to North Adelaide, renowned public and private schooling including zoning for Prospect Primary School, Adelaide High School and Botanic High School, along with Rosary School, childcare facilities and excellent public transport options, this home presents an outstanding opportunity for savvy investors, couples seeking lifestyle convenience, down-sizers wanting space without compromise, or buyers looking to enter Adelaide's thriving real estate market.

Situated at the front of the complex, maximising both natural light and accessibility, the fully updated residence welcomes you inside with polished hardwood timber flooring flowing through the open-plan living, meals and kitchen zone. Designed for flexible living, the modern kitchen features electric cooking, dishwasher, microwave nook, water filtration system, generous bench space, ample cabinetry

2  1  1 

FOR SALE

Please Call

AGENTS

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0410 658 617
harvey.bloomfield@ljhooker.com.au

AGENCY

LJ Hooker Prospect
(08) 8269 4645

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.

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and a practical breakfast bar for casual dining.

Accommodation comprises two well-proportioned bedrooms, with the front bedroom offering built-in robes, while the rear bedroom enjoys the luxury of a spacious walk-in robe. The centrally positioned bathroom has been tastefully updated and incorporates a combined laundry and water closet for everyday convenience.

To the rear, a private and spacious tiled courtyard creates the perfect setting for entertaining guests or enjoying relaxed weekend brunches. The adjoining yard space features plush lawn, established greenery and tall brush fencing, providing both privacy and tranquillity. A secure, lockable gate offers direct access to the single carport from the courtyard.

Further notable features include ducted reverse-cycle air conditioning with zoning, NBN connectivity, security screens to front and rear doors, instant gas hot water system and quality window furnishings throughout.

Offering comfort, convenience and an enviable lifestyle in one of Adelaide's most sought-after inner-city locations, this is an opportunity not to be missed.

Certificate of Title and Form Ones available upon request

Home Built: 1960

Strata Titled

Title: Volume 5202 Folio 37

Zoning: EN - Established Neighbourhood

Council: Prospect

Rates: \$1,764.70 per year

Disclaimer:

Every care has been taken to verify the accuracy of the information contained in this advertisement. However, neither the agent nor the vendor accepts any liability for any errors or omissions. All information provided is considered accurate at the time of publishing and is subject to change without notice. Interested parties are advised to conduct their own due diligence, including but not limited to measurements, zoning, and planning consents. Any reference to square meter measurements, boundaries, or land size is approximate and should be independently verified. RLA 287 134.

MORE DETAILS

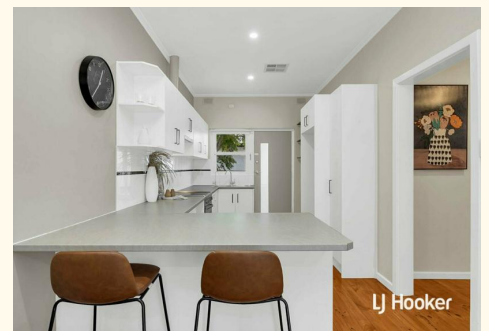
Property ID	3PNHRU
Property Type	Unit

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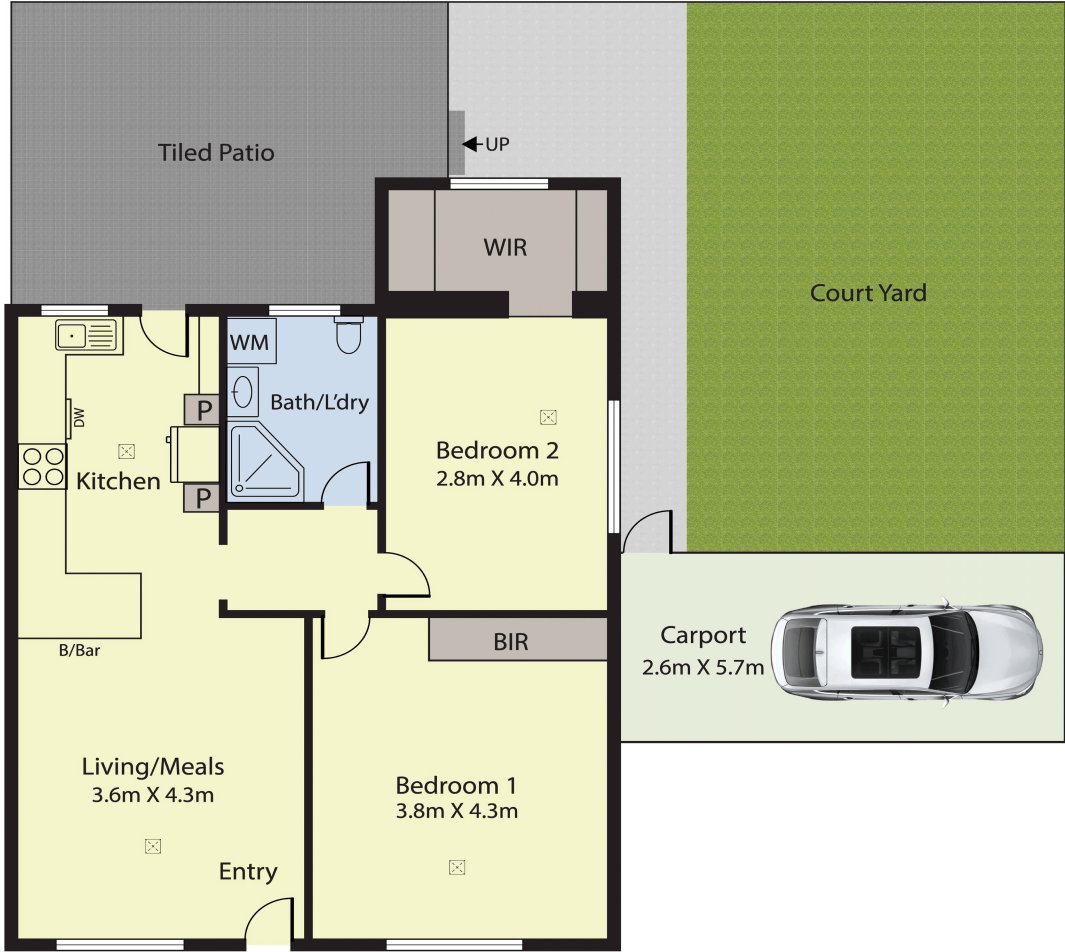
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UNIT 6/33 Ballville Street,
PROSPECT



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