

Just Listed



3 Virgo Tce, Balaklava



## CHARACTER 1880 SETTLERS COTTAGE

What a gem! It's rare to find a charming 3-bedroom cottage on an 809sqm\* block with front and rear access, in the prime location of Balaklava. Views of the Balaklava community swimming pool and park. Easy walk to all schools and the main street. There's potential to build a new home, sub-divide with 2 units (subject to Council approval) or renovate this charming cottage.

Features include 3 bedrooms and the front loungeroom has an air-conditioner. Matchboard ceiling in the hallway and one bedroom. Original cupboards in the spacious kitchen/dine. Bathroom with shower, bath & vanity and a separate toilet and laundry.

Double length single garage/workshop. Plenty of bird aviaries. Walnut, almond, apricot & mulberry trees. Enclosed rear yard with private gate. Property with huge potential.

Build area: 110sqm\* Land Area: 800sqm \* \*Denotes approximate

3 1 1 800 m2

<b>Price</b>	\$389,000
<b>Property Type</b>	Residential
<b>Property ID</b>	11723
<b>Land Area</b>	800 m2
<b>Floor Area</b>	110 m2

### Agent Details

Graeme Nield - 0428 848 915

### Office Details

Clare  
190 Main North Rd Clare, SA, 5453  
Australia  
08 8842 1154



RLA228106

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.