

Under contract



13 Francis Street, Balaklava



Room to Grow – Family Lifestyle Living with space comfort and ample shedding

Set on a generous 2,492 square metre allotment* in the heart of Balaklava, 13 Francis Street presents an exceptional opportunity to secure space, versatility and comfort in a complete lifestyle package. Being offered by Expressions of Interest, this property delivers room to grow both inside and out, making it ideal for families, hobbyists or those seeking extra space for vehicles and projects.

The home offers four bedrooms, three of which include built-in wardrobes while the master is equipped with a ceiling fan for comfort. Living space is abundant, with a large front lounge providing a welcoming setting, a second family room adjoining the kitchen, as well as a third substantial 8m x 6m rumpus for teenagers, or a dedicated hobby or recreational area.

Comfort is assured year-round with ducted reverse cycle air conditioning available throughout the entire home. The contemporary white kitchen is both stylish and functional, featuring ample cabinetry, electric appliances and a dishwasher, and flows seamlessly into the dining area for easy family meals and entertaining. The layout is further complemented by a well-appointed main bathroom, a separate shower room and toilet, and a large separate laundry, ensuring practicality for busy households.

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Price \$585,000
Property Type Residential
Property ID 12162

Agent Details

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Outdoors, the property continues to impress. An all-weather pergola provides the perfect setting for year-round entertaining, overlooking the enclosed yard with its lush green lawn. A garden shed with an attached shade house caters to gardening enthusiasts, while the chook yard adds a charming touch of country living. Vehicle accommodation and storage are exceptional, with a single carport under the main roof, convenient side access to the rear, a substantial 10m x 10m shed, and three additional carports offering ample room for cars, caravans, boats or machinery.

Additional features such as solar power and rainwater supply enhance the home's efficiency and sustainability. Offering space, comfort and extensive shedding on a large allotment, this is a rare opportunity to secure a versatile lifestyle property with endless potential.

CT: 5594/967

Zoned: Neighbourhood (N)

Land size 2,492m²

House size: 283 m²

10 minute walk to the bus stop

11 minute walk to the shops

13 minute walk to Balaklava Primary school

15 minute walk to Balaklava High school

*Denotes Approximate

RLA228106

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