







Timeless Character on a Generous 2,050sqm Allotment

4 1 4 2,050m2

Rich in character and beautifully updated for modern living, this charming stone home immediately captures attention with its classic bullnose verandah, adorned with decorative wrought iron lacework. Positioned on a substantial 2,050sqm* allotment, the property offers an appealing combination of heritage charm, practical improvements and exceptional outdoor space.

Inside, tasteful renovations complement the home's original features, with polished timber flooring adding warmth and character throughout much of the residence. The spacious lounge room showcases stunning pressed tin ceilings and a cosy combustion heater, creating an inviting space to relax with family and friends. Four bedrooms provide comfortable accommodation, with three featuring ceiling fans and open fireplaces that further enhance the home's timeless appeal.

The functional kitchen offers an island bench and excellent cupboard space, seamlessly connecting to the adjoining dining area. Slate flooring throughout the kitchen and dining spaces adds both durability and character. The bathroom is well-appointed with a shower over bath, catering to the needs of families and guests alike.

Comfort and efficiency are well catered for with evaporative air conditioning, a 6kW* solar system, solar hot water and an impressive 90,000 litres* of

Price	$550,000
Property Type	Residential
Property ID	12778
Land Area	2,050 m2
Floor Area	207 m2

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rainwater storage.

Outside, the property truly comes into its own. The expansive grounds feature private front and rear yards with established lawns, fruit trees, a shade house, vegetable garden and even a dedicated chook yard, offering the perfect opportunity for a self-sufficient lifestyle. For vehicle storage, workshops or hobbies, the improvements are outstanding, including a substantial 15m x 6m* garage and a 17m x 6m* open shed.

Offering character, space and lifestyle in equal measure, this is a rare opportunity to secure a beautifully presented stone home with outstanding shedding and extensive outdoor amenities in the heart of Balaklava.

*Denotes Approximate

RLA228106

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