

**30 Ballville Street, Prospect, SA, 5082**



**House For Sale**

Tuesday, 31 December 2024

30 Ballville Street, Prospect, SA, 5082

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**

## 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 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: 560m<sup>2</sup>

Title: Volume 5410 Folio 214

Zoning:

Council: Prospect Ph. 08 8269 5355

Rates: \$ 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