



## 4 Mamara Court Balhannah SA

3 1 6

It's where town meets tranquillity on a quiet cul-de-sac, a tailspin from reserves, retail, and schools; that an eager entry-level home hopes for a phenomenal refurb on its nature-gifted 1050sqm block.

Investors and first-time buyers, in a price range like this, you can spruce it up and make it sing.

Simple, conventional, and comfortably set in its 1970's ways beneath a halo of vines, the 3-bedroom family home has a few worthy blessings:

Vine-laden outlooks, a no-through cul-de-sac ideal for kids footy, big backyard shade trees fit for a swing, room for the trailer or van, and a drive-through factor that leads to a generous 12m x 6.5m powered garage/workshop.

**Price** : \$ 740,580  
**Land Size** : 1050 sqm  
**View** : <https://www.adcock.com.au/7979279>



**Andrew Adcock**  
**08 8388 4777**



**Nikki Seppelt**  
**08 8388 4777**



