




# ADCOCK

R E A L E S T A T E



## 4 Lutana Grove Balhannah SA

3  1  4 

Going about its quiet business on Balhannah's village edge, this neat-as-a-pin 3-bedder exceeds the brief for tree-changers, downsizers and young families alike in search of daily conveniences within a stroll and the pure of joy of simply placing your furniture and pressing 'play'.

Rewind to just 2018, the year this C1987 bay-windowed beauty said, "thank you very much" to bathroom and kitchen upgrades, fast-forwarding this light-soaked home to 21st-century style and practicality.

You'll function like a Rolex watch in and around this nimble home with multiple living zones to call on, storage in spades, dual driveways and through-access to a powered shed with plenty of room for a tradie's trailer.

[For full version visit the website](#)

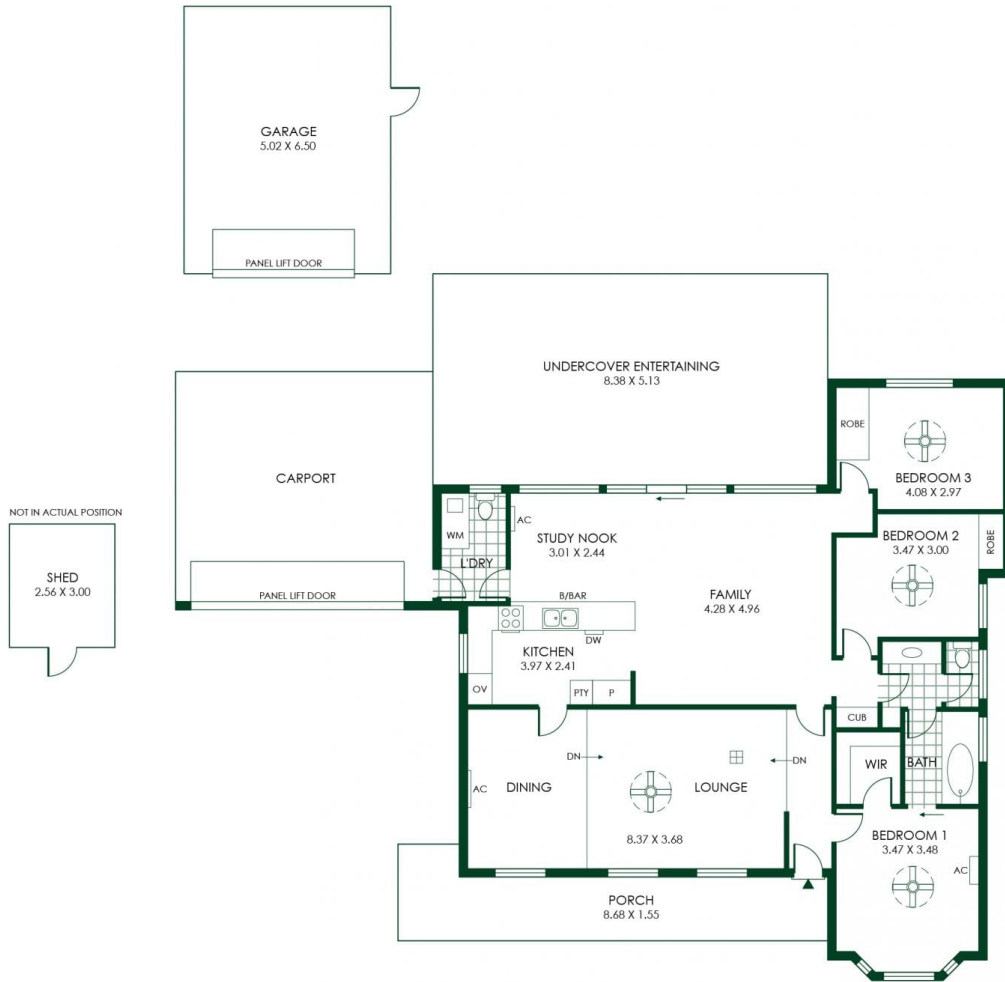
**Type** : House  
**Price** : \$880,000  
**Building Size** : 146 sqm  
**Land Size** : 912 sqm  
**View** : <https://www.adcock.com.au/8071483>



**Nikki Seppelt**  
0437 658 067



**Andrew Adcock**  
0418 816 874



- 282m<sup>2</sup> TOTAL
- 146m<sup>2</sup> Living
- 8m<sup>2</sup> Shed
- 68m<sup>2</sup> Garage/Carport
- 17m<sup>2</sup> Porch
- 43m<sup>2</sup> Undercover Entertaining





MIMOSA GROVE

LUTANA GROVE



4

912sqm  
(approx.)

24m

38m

38m

24m