



## Andrews Farm, 2 Coorong Crescent

### A True Standout

Welcome to 2 Coorong Crescent, an exceptional residence in the heart of the up and coming St. Andrews Estate, located in Andrew's Farm. This home is set apart with its high-end fixtures, pure elegance, and impeccable design. Surrounded by other quality display homes, this property truly stands above the rest, offering a level of sophistication and style that is hard to match.

With spacious interiors, top-of-the-line finishes and modern features, this home provides the perfect blend of comfort and luxury.

This property offers an excellent investment opportunity with a guaranteed 8% leaseback for a minimum of 2 years. This means you can secure consistent rental income while benefiting from the potential growth of the area.

Features include:



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/1V9GG54](http://ljhooker.com.au/1V9GG54)

**Contact**  
**Maigen Norman**  
0418 557 597  
[maigenn@ljhsales.com.au](mailto:maigenn@ljhsales.com.au)

**LJ Hooker Gawler | Barossa**  
**(08) 8522 3311**

- \* Spacious and luxurious grand master bedroom with exquisite ensuite featuring a double vanity, high-end Caesarstone benchtops for a sleek and modern look.
- \* Bedrooms 2, 3, and 4 are generously sized with built-in robes for ample storage.
- \* Kitchen equipped with high-quality BOSCH appliances, elegant Caesarstone benchtops throughout, walk-in pantry for additional storage and convenience.
- \* Open plan living/combined meals and dining area, perfect for family gatherings and entertaining with direct access to the outdoor alfresco area, ideal for seamless indoor-outdoor living.
- \* Multiple outdoor entertaining areas perfect for entertaining and all-year-round use.
- \* Additional lounge room/living space for relaxation or family activities.
- \* Study nook/designated area for a home office or study space, offering privacy and focus.
- \* Spacious laundry with plenty of storage options and Caesarstone benchtops for consistency and quality across the home.
- \* Ducted reverse cycle air conditioning with room zoning, ensuring year-round comfort in every room.
- \* Double garage with Convenient internal access.

For further information, please contact Maigen Norman on 0418 557 597.

CT/ 6282/303

Internal Living / 176m2 (approx.)

Land Size / 460m2 (approx.)

Year Built / 2024

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 305453



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## More About this Property

<b>Property ID</b>	1V9GG54
<b>Property Type</b>	House
<b>Land Area</b>	460 m2
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Floorboards Built-in-Robes

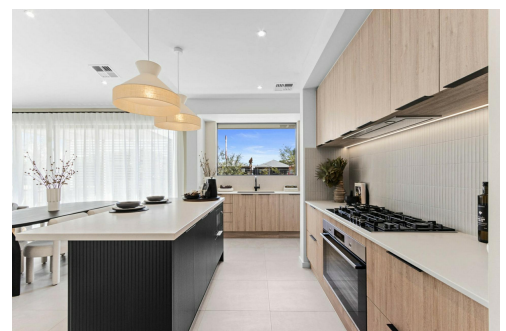
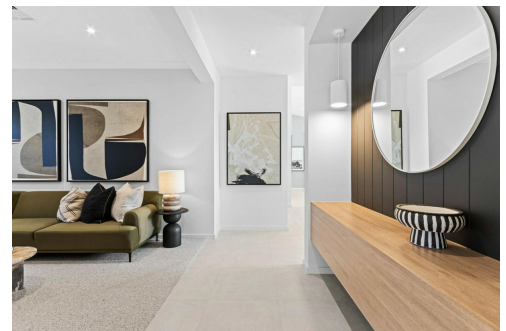
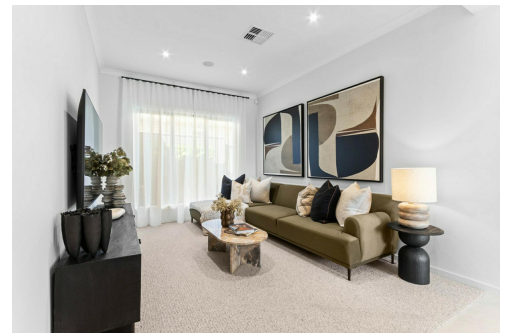
**Maigen Norman 0418 557 597**

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2 Coorong Crescent,  
**ANDREWS FARM**



Living:	176.00SQ.M
Alfresco:	12.00SQ.M
Pergola:	30.00SQ.M
Garage:	30.78SQ.M
<b>TOTAL:</b>	<b>248.78SQ.M</b>

This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.