

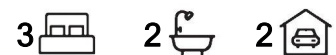
## Andrews Farm, 27 Centenary Circuit

### Tranquil Suburban Living!

In fantastic condition, this cozy townhouse offers the perfect blend of indoor & outdoor space whilst simultaneously existing in an extremely convenient location! Boasting a spacious 3 bedroom, 2 bathroom floor plan of 176m<sup>2</sup> (approx.) on a low maintenance 267m<sup>2</sup> (approx) block, this property can either be the perfect home or investment! If peace & comfort is what you are looking for, this property is quietly positioned aside a beautiful parkland, & offers an abundance of secure parking.

#### Property Features:

- \* Master bedroom with walk-in robe & ensuite.
- \* Bedrooms 2 & 3 comfortably sized with built-in robes.
- \* Spacious main bathroom.
- \* Additional downstairs toilet.
- \* Study with built-in storage.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/1VF0G54](http://ljhooker.com.au/1VF0G54)

**Contact**  
**Matthew Nudo**  
0497 804 034  
[matthewn@ljhsales.com.au](mailto:matthewn@ljhsales.com.au)



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

**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.

- \* Modern kitchen with built-in pantry.
- \* Meals/family area offering an abundance of space.
- \* Laundry with external access.
- \* Sizeable back yard, requiring minimal upkeep.
- \* Double garage with automatic roller door to the rear of the property.
- \* 2x reverse cycle split systems providing heating & cooling throughout.
- \* In great condition with high quality window treatments & surface materials.
- \* Quiet street positioning offering an array of parking facilities.
- \* Located aside a peaceful parkland with serene walkways.
- \* Primary community plan lot.

Close to local shopping amenities such as Drakes Eyre, as well as schooling facilities such as St Columba College & Nido Early School. Under 10 Minutes from Main North Road & Northern Expressway (approx.). Only 40 minutes from the Adelaide CBD (approx.)

If you are interested in this incredible opportunity, be sure to get in quick as this opportunity will not last long! Please contact Matthew Nudo on 0497 804 034 for all enquiries or to register your interest.

CT/ 6070/292

Land size / 267m2 (approx)

Internal Living / 176m2 (approx.)

Year Built / 2012

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 our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 343733



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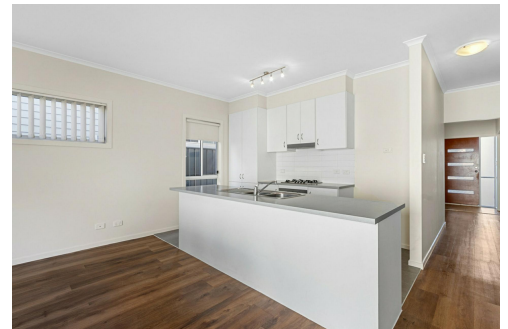
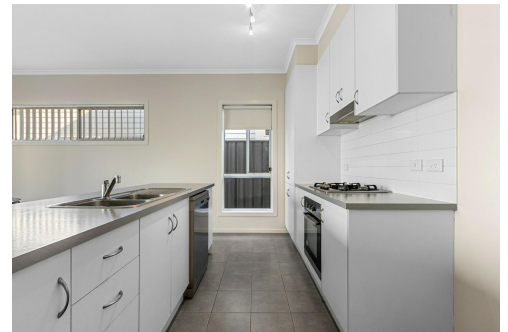
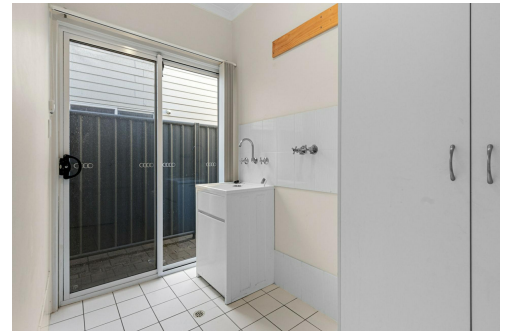
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## More About this Property

<b>Property ID</b>	1VF0G54
<b>Property Type</b>	Townhouse
<b>House Size</b>	176 m2
<b>Land Area</b>	267 m2
<b>Including</b>	Ensuite Study Air Conditioning Dishwasher Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Matthew Nudo 0497 804 034**  
Sales Specialist | [matthewn@ljhsales.com.au](mailto:matthewn@ljhsales.com.au)

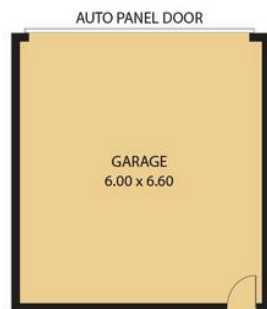
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27 Centenary Circuit,  
**ANDREWS FARM**



Living:	130.10SQM
Garage:	39.60SQM
<b>TOTAL:</b>	<b>169.70SQM</b>

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