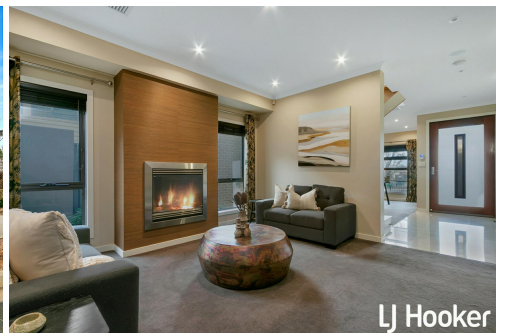




Blakeview, 3 Roxburgh Crescent

Something very special!!

Nestled in the heart of Blakes Crossing just a short walk to the café & shopping precinct, this absolutely spectacular family home is one that must be seen to be appreciated in its entirety. Constructed in 2012 as a display home, showcasing the finest design concepts & high-end features, this property sits head & shoulders above most!

Features include:

- * 4 double bedrooms.
- * Expansive master bedroom with luxurious ensuite, walk-in robe & parents retreat.
- * Ceiling fans to all bedrooms as well as walk-in robe to bedroom 2 & built-in robes to bedrooms 3 & 4.
- * Conveniently located main bathroom with separate toilet, as well as additional powder room downstairs.
- * 4 separate living areas incorporating formal & informal spaces while providing flexibility &

4 2 2 1

For Sale
Please Call

View
ljhooker.com.au/1UVEG54

Contact
Jared Lund
0433 762 225
jaredl@ljhsales.com.au
Matthew Nudo
0497 804 034
matthewn@ljhsales.com.au



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.

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functionality.

- * Open plan premium kitchen with 900mm oven & cooktop, dishwasher, Caesarstone bench tops & walk-in pantry.
- * Ducted reverse cycle heating & cooling throughout as well as gas feature fireplace.
- * Hard wired roller shutters to all upstairs windows.
- * 2.5 car garage with automatic panel lift door, direct internal access, kitchenette & reverse cycle air conditioning.
- * Huge alfresco entertaining area with ceiling fans, outdoor speakers & built-in BBQ complete with Caesarstone bench tops.
- * 10m X 1.8m (approx.) concrete & tiled salt water swimming pool with beach/sun shelf, automated chlorination system, 12kw heat pump heater & fully automated Dolphin cleaner.
- * Near new timber decking & glass panel fencing surrounding the pool area.
- * Set on approximately 430m2 of land.

This is truly a rare opportunity to acquire such a complete family home providing a lifestyle many can only dream of! For any further information, or to make a time to inspect this property, please contact Jared Lund on 0433 762 225.

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

Property ID	1UVEG54
Property Type	House
House Size	297 m ²
Land Area	430 m ²
Including	Air Conditioning Ducted Cooling Ducted Heating Pool Balcony Deck Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage

Jared Lund 0433 762 225

Managing Partner | Sales Specialist | jaredl@ljhsales.com.au

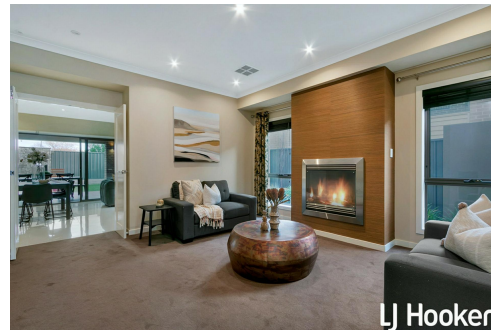
Matthew Nudo 0497 804 034

| matthewn@ljhsales.com.au

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26 Adelaide Road, GAWLER SA 5118

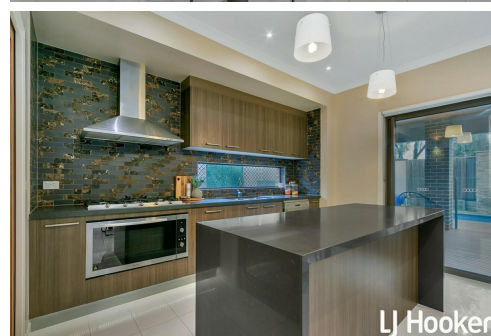
gawlerbarossa.ljhooker.com.au | gawler@ljhsupport.com.au



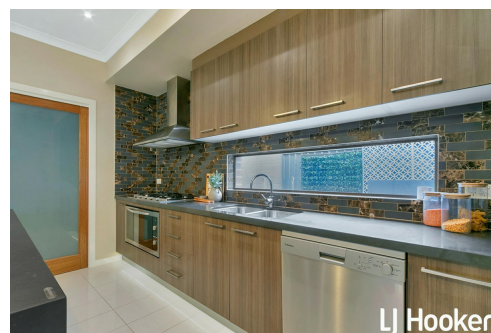
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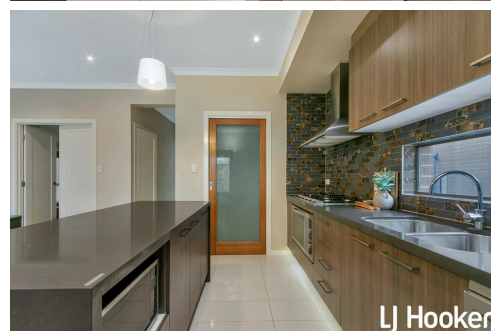
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Living: 236.05SQ.M
 Verandah: 25.55SQ.M
 Garage: 44.08SQ.M
 Balcony: 5.73SQ.M

TOTAL: 311.41SQ.M



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