



14 Gray Street, Freeling

## Character, Space and Main Street Presence in Freeling

Steeped in character and rich local history, this beautifully presented 1915 Villa-style shopfront residence delivers a rare combination of charm, scale and main street prominence.

Set proudly on a generous 1,212sqm (approx) corner allotment with an impressive 35.6-metre frontage, the property enjoys a commanding position on the main street into the picturesque township of Freeling, offering outstanding exposure and flexibility.

Offering approximately 165sqm of internal living, the home blends timeless architectural features with thoughtful modern updates. With its shopfront facade, dual street access and prominent positioning, the property presents exciting potential for a home-based business (STCC) while still delivering a comfortable and character-filled family residence.

Features include

- 1915 Villa-style shopfront home
- Generous 1,212sqm (approx) corner allotment
- Four well-proportioned bedrooms
- Master bedroom with two-way bathroom access, walk-in robe,

4  2  3 

**FOR SALE**

Best Offers by March 9th

**VIEW**

By Appointment

**AGENTS**

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**AGENCY**

LJ Hooker Property Specialists  
(08) 8289 6660

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.

 **LJ Hooker**

- ceiling fan and wall unit air conditioning
- Bedroom two with walk-in robe, ensuite, split system air conditioning and ceiling fan
- Bedroom three with ceiling fan and bedroom four with built-in robes and ceiling fan
- Kitchen and open-plan dining featuring exposed stone walls and high ceilings, with split system air conditioning, ceiling fan and gas heating
- Lounge room showcasing original stone feature wall and ceiling fan
- New carpets and floorboards throughout
- Freshly painted interior
- Centrally positioned on the block, allowing access from both street frontages
- Undercover secure carport with electric roller door leading to a second secure garage/workshop
- 5kW solar system for energy efficiency
- Whole-home water filtration system

Completing this rare offering is a spacious rear yard with a large lawned area, perfect for children and pets, plus an outdoor entertaining and BBQ area for family gatherings or relaxed weekends. The home is within easy walking distance to local cafés, shops and schools, providing convenience for everyday living.

For those who love to explore, it offers excellent connectivity to the Barossa Valley wine region, the charming township of Gawler and a straightforward commute to the Adelaide CBD, making it ideal for families, professionals or lifestyle buyers.

With its character, generous spaces, dual street access and potential for a home-based business, this property truly combines lifestyle, convenience and future opportunity in one of the Barossa's most sought-after locations.

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 208516

## MORE DETAILS

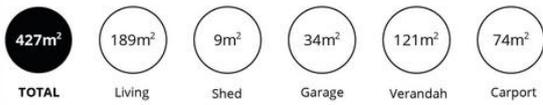
Property ID 2CZCGJU  
Property Type House  
House Size 165 m2  
Land Area 1212 m2  
Including Air Conditioning  
Outdoor Entertaining  
Secure Parking  
Remote Garage  
Solar Panels

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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