

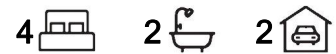
Freeling, 3 Rogers Street

Charming 1910 Stone Villa

Step into the perfect blend of timeless elegance and modern convenience with this beautifully updated 1910-stone villa. Nestled on a generous 1251m² approx. corner allotment in the heart of the ever-popular suburb of Freeling, this property exudes charm, style, and space for the whole family to enjoy.

From the moment you arrive, the grand stone facade and welcoming verandah set the tone for what's inside. Once you step through the front door, the home's character shines through high ceilings, original features, and polished floors, seamlessly complemented by stylish modern updates.

This energy-efficient home features a 7.2kW solar system, high insulation, and double-glazed windows maintaining a comfortable temperature year-round and minimising heating and cooling costs. A perfect blend of sustainability and savings.



For Sale
\$779,000 - \$819,000

View
ljhooker.com.au/1V5CG54

Contact
Maigen Norman
0418 557 597
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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.

Outside, the sprawling 1251m² allotment provides endless possibilities, with a large rear yard, undercover area with decking and potential for future improvements (STCC). The corner position offers fantastic accessibility and added privacy.

Features include:

- * Grand master bedroom with parents retreat, ceiling fan, ensuite and built-in robe.
- * Bedrooms 2, 3 and 4 are generous in size and with built-in robes and ceiling fans.
- * Stunning modern kitchen with quality stainless steel appliances, ample storage and breakfast bar.
- * Lounge room with ceiling fan.
- * Updated bathroom.
- * Freshly painted throughout with modern tones.
- * 13 ft (approx.) ceilings.
- * Ducted cooling throughout.
- * 7.2KW (approx.) Solar System.
- * Highly insulated and double glazed windows.
- * Large shedding and studio/games room.

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

CT / 5141/650

Land Size / 1251m² (approx.)

Internal Living / 177m² (approx.)

Year Built / 1910

Zone / Subzone EN - Established Neighbourhood

Local Government / Light

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	1V5CG54
Property Type	House
House Size	205 m ²
Land Area	1251 m ²
Including	Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Solar Panels

Maigen Norman 0418 557 597

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SITE PLAN
NOT TO SCALE

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