



## Freeling, 38 Borrow Street

"My Owner Loves Me, and It Shows"

Proudly presented by Gareth Dickins of LJ Hooker, this charming 3-bedroom home is simply stunning - an ideal opportunity for both owner-occupiers and investors alike, with a rental appraisal of \$460 to \$490 per week.

Nestled among well-established properties in the thriving township of Freeling, this home provides a peaceful rural lifestyle while being just 30 minutes from the Playford CBD and 20 minutes from Gawler's extensive amenities.

### Features You'll Love:

- Enjoy a generous formal lounge and dining room, perfect for family gatherings or entertaining
- Kitchen updated with contemporary appliances, ample cupboard space, and expansive benchtops to cater to all your culinary needs
- The updated bathroom features a large open style shower, a modern vanity, and a well-lit



**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**  
\$490,000 - \$530,000

**View**  
[ljhooker.com.au/66J4FDC](http://ljhooker.com.au/66J4FDC)

**Contact**  
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**LJ Hooker Craigmore | Elizabeth |  
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layout offering comfort and functionality

- Boasting extensive bench and storage space, this laundry is both practical and stylish
- All three bedrooms include built-in robes, quality floor coverings, and tasteful window furnishings
- Downlights and quality floating floorboards add a touch of elegance throughout
- Benefit from evaporative ducted air conditioning and a split-system climate control unit
- A solar system helps offset energy costs

Outdoor Appeal:

- A charming front entertainment area with a shade-cloth cover, complemented by an ornate fence for privacy
- The double-length carport seamlessly adjoins the rear veranda, providing ample space for gatherings
- The rear yard offers a safe and inviting space for children to play
- A garage/workshop perfect for DIY enthusiasts or extra storage

Location Highlights:

Freeling is a vibrant, community-focused town located on the edge of the renowned Barossa Valley wine region. Local amenities include a recently built Foodland supermarket, cafes, Primary School, Pharmacy, parks and a close-knit community spirit.

Freeling is also known for its connection to the iconic television series McLeod's Daughters, with landmarks like the Gungellan Hotel with the old bathtub and windmill located out the front and other familiar sites from the show. A short drive takes you to the heart of the Barossa Valley, where you can immerse yourself in world-class wineries, fine dining, and picturesque landscapes.

Don't miss this opportunity to secure a home that perfectly combines comfort, convenience, and lifestyle.

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

## More About this Property

Property ID	66J4FDC
Property Type	House

**Gareth Dickins 0417883329**

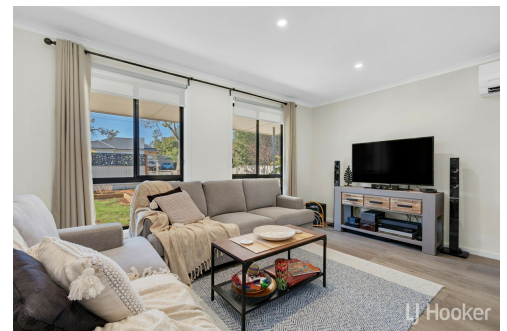
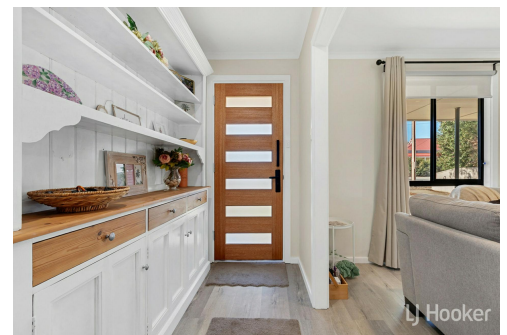
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### 38 Borrow Street, Freeling

DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.  
Produced by Property Portraits

Interior	89m <sup>2</sup>	<b>194m<sup>2</sup></b>
Exterior	82m <sup>2</sup>	
Garage	23m <sup>2</sup>	
		<b>TOTAL</b>