




Gawler Belt, 10 Heyworth Road

Something for the whole family!

4  2  10 

From the moment you arrive at this absolutely stunning property you will begin to appreciate just why this is one of the regions finest! Not only are you presented with an impressive family home with significant shedding providing numerous opportunities, but you are also treated to extensive manicured grounds, impressive horse facilities with easy access to the Northern Expressway & approximately 3.25 acres of land.

Residence highlights —

- * 4 double size bedrooms.
- * Master bedroom with walk-in robe & luxurious ensuite complete with double vanity's & corner spa bath.
- * Built-in robes to bedrooms 2 & 3.
- * Centrally located 3-way main bathroom.
- * Open plan kitchen/meals/family room.

For Sale

Contact Jared Lund

View

ljhooker.com.au/1TB6G54

Contact

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- * Practically designed kitchen with quality appliances & significant storage.
- * Multiple formal & informal living areas providing great flexibility.
- * Ducted evaporative cooling as well as slow combustion wood fire.
- * Impressive undercover outdoor entertaining overlooking the landscaped gardens & fire pit area.
- * Double carport as well as triple garage, all with roller doors, providing secure undercover parking for 5 vehicles.

Grounds highlights —

- * Ample parking for caravan/boat/machinery.
- * 20 X 40 shed with 4 X sliding door access.
- * 20 X 30 shed with 2 X sliding door access.
- * Additional storage shed, hay shed & lean-to providing ideal wood storage.
- * 15 assorted fruit producing trees.
- * Fully fenced chicken run.

Horse Infrastructure —

- * 1 X stable / yard.
- * 4 X shelters / yards.
- * Electric fencing.
- * Large round yard.
- * Fully fenced sand arena.
- * Feed storage & tack rooms.

Additional information —

- * 6.4kW (approx.) of solar power.
- * Roller shutters on all front windows.
- * Gas hot water & cooktop.
- * New carpet throughout.
- * Freshly painted throughout.
- * 56,000L of rainwater storage plumbed to the property & house.
- * Rear gate access to the unused trainline/walking track.
- * Walking distance to Xavier College.
- * 5 minute drive to Gawler.
- * 5 minute drive to Roseworthy College.
- * 45 minute drive to Adelaide CBD.
- * Drone video available upon request.

This is just a snapshot of what is on offer at this incredible property. Ideally suited to car enthusiasts, tradies, horse lovers & large families, this property is sure to be in high demand. For any further information or to make a time to inspect, 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



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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

More About this Property

Property ID	1TB6G54
Property Type	House
House Size	225 m ²
Land Area	3.25 acre
Including	Air Conditioning Ducted Cooling Evaporative Cooling Dishwasher Outdoor Entertaining Workshop Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank

Jared Lund 0433 762 225

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

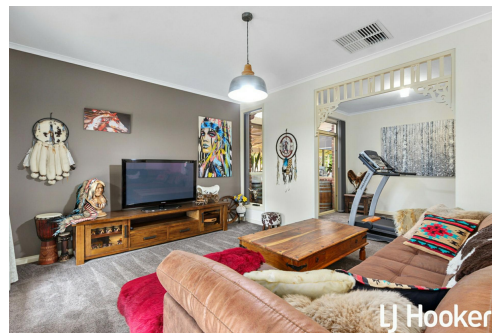
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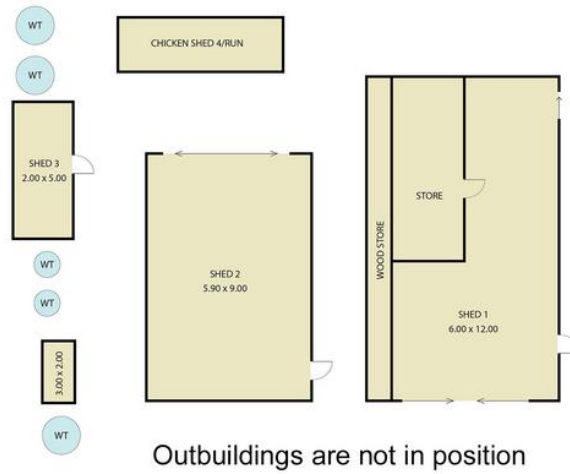
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Living:	202.89SQ.M
Alfresco:	82.66SQ.M
Garage:	81.00SQ.M
Shed:	148.45SQ.M
TOTAL:	525.00SQ.M


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