



11 Parkers Road, Gawler Belt

The Perfect Step into Gawler Belt

Set in the ever-popular and tightly held Gawler Belt, this is the kind of property buyers patiently wait for with generous land, peaceful surrounds and the freedom that only semi-rural living can offer.

Positioned in a quiet street, this home delivers the perfect balance between country calm and town convenience. Just minutes from Gawler's shops, cafés and Xavier College, and with easy access to the Northern Expressway, commuting to the CBD is effortless yet when you're home, you'll feel a world away from the hustle.

Inside, the home offers comfortable living with well-proportioned bedrooms and flexible spaces designed to suit growing families, tradies needing extra room, or those simply craving space around them.

Step outside and the lifestyle truly shines. The expansive outdoor area offers endless opportunity with room for the kids to run, space for sheds, caravans and trailers, or the dream of creating your own outdoor entertaining haven.

Features:

3 1 2

FOR SALE
\$699,000 - \$749,000

VIEW
Sat 21st Feb @ 11:15AM - 11:45AM

AGENTS
Maigen Norman
0418 557 597
maigenn@ljhsales.com.au

Brianna Stopps
0437 969 863
briannas@ljhsales.com.au

AGENCY
LJ Hooker Property Specialists Gawler |
Barossa
(08) 8522 3311

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.



- Main bedroom with ceiling fan, wall unit air conditioner and built-in robe.
- Bedrooms 2 and 3 generous in size.
- Studio / office / teenage retreat.
- Main living area with ceiling fan, split system and open fireplace.
- Kitchen complete with ample cabinetry, breakfast bar and ceiling fan.
- Updated central bathroom plus second toilet.
- Outdoor undercover entertaining area.
- Large shed.
- Rainwater tank.
- 8kW solar system.
- Freshly painted with new flooring throughout.

Opportunities in Gawler Belt are rarely offered and tightly held. If you've been searching for space without sacrificing convenience, this is the one.

For any further information, or to make a time to inspect, please contact Maigen Norman on 0418 557 597.

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 343733

MORE DETAILS

Property ID	1VW8G54
Property Type	House
House Size	110 m2
Land Area	1020 m2
Including	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Solar Panels

Maigen Norman 0418 557 597

Sales Specialist | maigenn@ljhsales.com.au

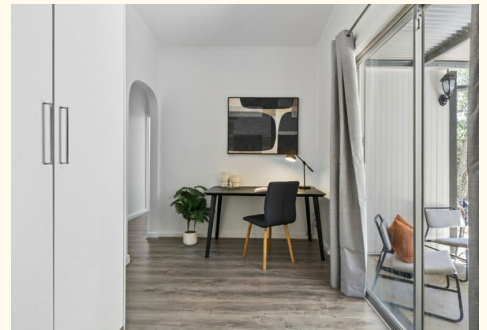
Brianna Stopps 0437 969 863

Sales Specialist | briannas@ljhsales.com.au

LJ Hooker Property Specialists Gawler | Barossa (08) 8522 3311

26 Adelaide Road, GAWLER SA 5118

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



11 Parkers Road,
GAWLER BELT



Living:	108.50SQ.M
Porch/Shed:	80.20SQ.M
Carport:	61.20SQ.M
Verandah:	32.90SQ.M
TOTAL:	282.80SQ.M

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