



16 Parkers Road, Gawler Belt

Upgrade your lifestyle!

If you've been looking for more room to move, more room for the kids to play, and a home that still keeps you close to everything you need- this one is going to tick the boxes.




Set on just over half an acre, this property offers the perfect blend of country-style space with suburban convenience. From the moment you arrive, you'll notice the abundance of light filled areas and tasteful modern colour tones thorough.

Step outside and this is where the property truly shines. You've got space for the kids to run, established gardens, veggie patches, a chook run- even shedding that will impress. Plenty of room for the toys, tools, or more cars than you'll ever need. There's also rainwater tanks plumbed to the toilets, keeping costs low, and no water rates thanks to the septic system.

The location couldn't get any better only minutes into Gawler, walking distance to Xavier College, and with the Northern Expressway around the corner, school drop-offs and commutes to the CBD have never been easier.

Features:

- 3 generous bedrooms, all with built-in robes and ceiling fans.

3  1  5 

FOR SALE

\$779,000 - \$819,000

AGENTS

Maigen Norman
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Brianna Stopps
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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.

 **LJ Hooker**

- 2 separate living spaces with room for the whole family to spread out or come together.
- Central kitchen with gas cooking, loads of storage, stainless steel appliances and a view over the backyard.
- Family-friendly bathroom with separate bath and shower, plus separate toilet.
- Year-round comfort with split system air-conditioning, evaporative cooling, and ceiling fans.
- Large undercover entertaining area.
- Roller shutters at the front for privacy and peace of mind.
- Single garage.
- Chook shed.
- 6m x 12m (approx) Shed/Garage with power and concrete.
- Rainwater tanks.

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

CT/ 5804/813

Year Built / 1976

Internal Living / 172m² (approx.)

Land Size / 2685m² (approx.)

Council / Light

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MORE DETAILS

Property ID	1VP3G54
Property Type	House
House Size	172 m ²
Land Area	2763 m ²
Including	Air Conditioning Evaporative Cooling Dishwasher Outdoor Entertaining Floorboards Workshop Secure Parking Water Tank

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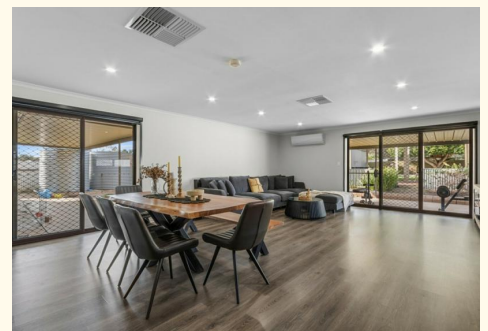
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16 Parkers Road,
GAWLER BELT



Living:	159.20SQ.M
Pergola:	28.50SQ.M
Shade/Verandah:	89.50SQ.M
Carport/Garage:	126.20SQ.M
TOTAL:	403.40SQ.M



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