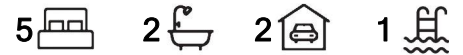




Gawler Belt, 26 Barkley Drive

Modern Acreage Living with Space, Style & Seclusion



Tucked away at the end of a peaceful cul-de-sac and just minutes from the heart of Gawler, this beautifully presented, and fully renovated home offers an enviable semi-rural lifestyle on approximately 2.5 acres of tranquil countryside.

Boasting 315sqm (approx.) of living space, this expansive residence is ideal for growing families, offering flexible living zones, upgraded interiors, and extensive outdoor features. With Xavier College just a 10-minute walk away and easy access to the Northern Expressway, convenience and serenity go hand in hand.

This is a rare opportunity to move straight into a property where every detail has been completed-from fresh finishes to functional upgrades, this is true turnkey lifestyle living.

Inside the Home:

For Sale
Please Call

View
ljhooker.com.au/1VDZG54

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



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.

- * 4 generously sized bedrooms, including a luxurious master suite with a walk-in robe and a fully renovated ensuite with double vanity.
- * Built-in robes to all remaining bedrooms.
- * Separate study or optional 5th bedroom, plus a dedicated home office-perfect for working from home or student study zones.
- * Games room/formal lounge and a large home theatre give you three distinct living areas.
- * Expansive open-plan kitchen, meals, and family area-the true heart of the home.
- * Stunning new Hurst kitchen with walk-in pantry, central island bench, ample storage, and new appliances including a Westinghouse 900mm electric cooktop, oven, and dishwasher.
- * Freshly painted throughout, with new carpets in bedrooms and laminate timber flooring in living areas.
- * Fully renovated main bathroom and laundry, with the added convenience of a third toilet ideal for pool and guest use.
- * Reverse cycle ducted heating and cooling for all-season comfort.

Outdoor Features:

- * Welcoming bullnose verandah adds timeless street appeal.
- * Double garage under the main roof with automatic roller doors, internal access, and a walk-in storage room.
- * Huge 40' x 20' shed (approx.) with concrete floor and 3-phase power-ideal for trades, workshop use, or extra storage.
- * Sparkling 11m Freedom fibreglass swimming pool, salt chlorinated, solar heated, with new glass panel fencing and shade cloth for privacy and year-round enjoyment.
- * Large pitched undercover entertaining area, with brand new pull-down blinds, making this an entertainers delight with all year round comfort.
- * 6.3kW solar.
- * Evacuated tube solar water heater.
- * Fully automated irrigation system.
- * Two rainwater tanks totalling approx. 127,500 litres, plumbed to the home and garden.
- * Eco-friendly Bio-cycle septic system.
- * Secure front electric sliding gate for added privacy and peace of mind.

For further information or to make a time to inspect the property, please contact Darren Hutton on 0408 086 249.

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



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More About this Property

Property ID	1VDZG54
Property Type	House
House Size	315 m2
Land Area	2.47 acre
Including	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Pool Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank Solar Hot Water

Darren Hutton 0408 086 249

Sales Partner | darrenh@ljhsales.com.au

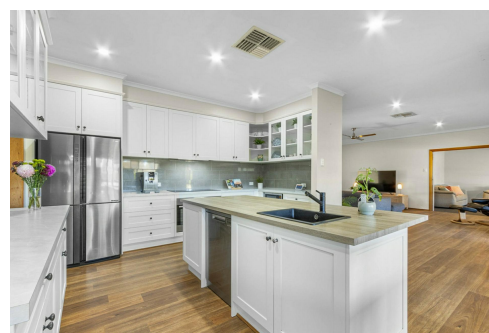
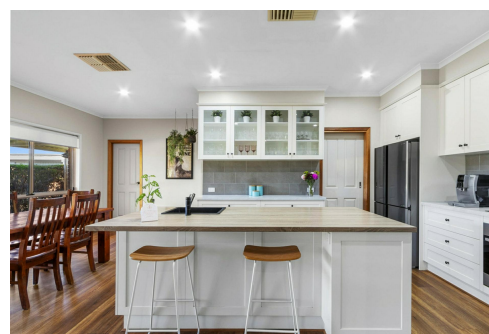
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Living:	327.135Q.M
Garage:	31.865Q.M
Verandah:	95.705Q.M
Shed:	72.005Q.M
TOTAL:	526.695Q.M

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