

Gawler Belt, 45 Clancy Road

Paradise in Gawler Belt!

Escape to this exclusive retreat tailored for discerning horse lovers and families yearning for space and privacy. Set on an expansive 3.93 acres approx. of pristine land in the highly sought-after suburb of Gawler Belt. This property presents an exceptional opportunity to embrace a leisurely lifestyle!

Nestled amidst nature's embrace, this spacious family home boasts 3 generous size bedrooms, and the 4th bedroom is perfect as a teenage retreat, ensuring every family member has their haven. The residence is thoughtfully designed, emphasising open living spaces that seamlessly connect to the breathtaking outdoors. The equestrian facilities are a horse lover's dream, you won't want to miss this one.

A highlight of this property is the inviting pool area, where you can unwind and cool off on warm summer days. Imagine entertaining family and friends in the expansive undercover area, creating cherished memories against the backdrop of your private oasis.



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
\$800,000 - \$850,000

View
ljhooker.com.au/1U6AG54

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

LJ Hooker Gawler | Barossa
(08) 8522 3311

Features include:

- * The main bedroom has a walk-in robe, a large ensuite, and sliding doors to the outdoor entertaining area.
- * Bedrooms 2 and 3 have built-in robes and ceiling fans.
- * 4th bedroom/teenage retreat and storage room.
- * Office space or study.
- * Open plan living area leading to the outdoor undercover area.
- * The kitchen has a breakfast bar, stainless steel appliances, and a pantry.
- * Formal dining area.
- * Combustion heater in main living.
- * Ducted evaporative cooling throughout.
- * 2x split system air-conditioners located in the master bedroom and the main living area.
- * Large laundry area.
- * Double carport.
- * Outdoor in-ground pool.
- * Day yard/round yard.
- * Three Indoor stables and a hot and cold wash bay.
- * Generous size shed with loft storage, rumpus room and kitchen area.
- * Rainwater tank with a capacity of 32,000 litres (approx.)

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

CT / 5244/ 73

Year Built / 2002

Internal living / 213m2 (approx.)

Land Size / 3.93 acres

Zone / Subzone / RUL - Rural Living

Local Government / Light

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 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



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More About this Property

Property ID	1U6AG54
Property Type	House
House Size	216 m ²
Land Area	3.93 acre
Including	Air Conditioning Ducted Cooling Ducted Heating Fire Place Dishwasher Floorboards Secure Parking Fully Fenced

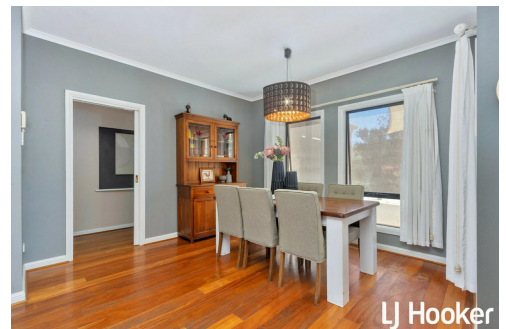
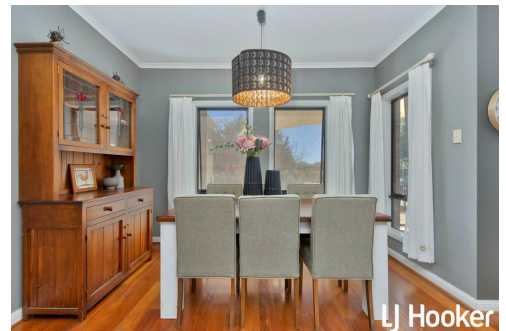
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Living:	261.9902M
Garage:	133.7592M
Verandah:	88.7402M
Barn/Carport:	246.4402M
TOTAL:	729.9298M

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