



9 Lange Road, Gawler Belt

Lifestyle & Location!


If you've been dreaming of space, privacy and potential, this one ticks every box.

Set on just under 3.5 acres of land in one of Gawler's most sought-after pockets, this family-sized home is ready for new memories and just needs a little modern touch to make it shine! Only five minutes from Gawler's main street and a quick 45-minute drive to the Adelaide CBD, you get that country feel without sacrificing convenience. Plus, Xavier College is right around the corner, making school runs and family life a breeze.

You'll love the open space with plenty of room for the kids, pets, a shed or veggie patch. Homes in Gawler Belt are known for generous land, quiet streets and that true community feel!

Features:

- Four bedrooms- all well-sized, with the main positioned privately at the front of the home with an ensuite and walk-in robe.
- Formal lounge.
- Open-plan kitchen with plenty of storage and easy flow to both dining and family zones.
- Kitchen with an electric cooktop, pura tap, plenty of bench space, cabinetry, and a walk-in pantry.

3  2  2 

FOR SALE
\$879,000 - \$939,000

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.

 **LJ Hooker**

- Bathroom with a bath, a shower and a separate toilet for convenience.
- Laundry with direct access to the yard.
- Huge verandah spanning the rear of the home- great for entertaining and enjoying the country outlook.
- Ducted heating and cooling throughout.
- Double carport with dual roller doors.
- 5 x 5m shed- ideal for extra storage, a workshop, or hobbies.
- Plenty of outdoor space for kids, pets, or a future pool.

CT / 5900/918
 Year Built / 2001 (approx.)
 Internal Living / 154m2 (approx.)
 Land Use / Rural Residential House (House Without Primary Production)
 Council / Light

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

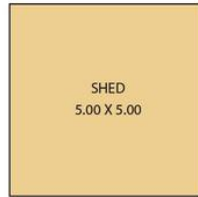
Property ID	1VRSG54
Property Type	House
House Size	154 m2
Land Area	3.43 acre
Including	Ensuite
	Ducted Cooling
	Ducted Heating
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Water Tank

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



9 Lange Road,
GAWLER BELT



Living:	139.86SQ.M
Porch:	9.46SQ.M
Carport:	31.90SQ.M
Balcony:	60.80SQ.M
TOTAL:	242.02SQ.M

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