



1 Bella Street, Gawler East

Opportunity awaits!

Set on 2,026m² of premium land, this 3-bedroom home presents an incredibly rare opportunity to the open market. With potential for subdivision & a location tightly held in the heart of Gawler East, this property is sure to be in high demand.

Features include-

- 3 bedrooms.
- Built-in robe to bedrooms 1 & 2.
- Updated main bathroom.
- Modern kitchen with Caesar Stone bench top & quality appliances including dishwasher.
- Light filled open plan living/dining room.
- Ducted reverse cycle heating & cooling throughout (zoned).
- 4.5-kilowatt solar power system connected to the home.
- Substantial undercover outdoor entertaining areas both front & rear.
- Carport attached to the home allowing direct access to the back yard.
- Large shed with parking for a further 2 vehicles.
- Fully established gardens surrounding the home.
- Potential for subdivision subject to planning consent.
- Frontage 20.12m (approx.).
- Depth 100.69m (approx.).

3 1 3

FOR SALE

Please Call

AGENTS

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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.



For any further information, or to make a time to inspect this property, please contact Jared Lund on 0433 762 225.

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	1VVFG54
Property Type	House
House Size	110 m2
Land Area	2026 m2
Including	Air Conditioning
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced

Jared Lund 0433 762 225

Managing Director | Sales Specialist | jaredl@ljhsales.com.au

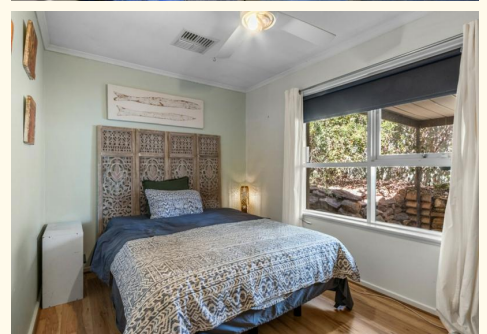
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1 Bella Street,
GAWLER EAST



Living:	91.14SQM
Carport:	19.20SQM
Garage:	36.72SQM
Verandah:	97.10SQM
TOTAL:	244.16SQ.M

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