



1 Bella Street, Gawler East

## Opportunity awaits!

Set on 2,026m<sup>2</sup> 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

Jared Lund  
0433 762 225  
jaredl@ljhsales.com.au

Matthew Nudo  
0497 804 034  
matthewn@ljhsales.com.au

### AGENCY

LJ Hooker Property Specialists Gawler |  
Barossa  
(08) 8522 3311

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](mailto:jaredl@ljhsales.com.au)

## Matthew Nudo 0497 804 034

Sales Specialist | [matthewn@ljhsales.com.au](mailto:matthewn@ljhsales.com.au)

## LJ Hooker Property Specialists Gawler | Barossa (08) 8522 3311

26 Adelaide Road, GAWLER SA 5118

[gawlerbarossa.ljhooker.com.au](http://gawlerbarossa.ljhooker.com.au) | [gawler@ljhsupport.com.au](mailto:gawler@ljhsupport.com.au)



Living:	91.14SQM
Carport:	19.20SQM
Garage:	36.72SQM
Verandah:	97.10SQM
<b>TOTAL:</b>	<b>244.16SQ.M</b>

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