



10 McGahan Crescent, Gawler East

## Ready for its next chapter

Lovingly held and beautifully cared for by the same family for many years, this immaculate home now presents a special opportunity for its next chapter to begin. This has been a place where a family has grown, celebrated milestones and created countless memories. It is now ready to welcome another family to enjoy everything this much loved home and location have to offer.

Privately positioned in a quiet and tightly held nook of Gawler East, the setting is truly something special. Overlooking Clonlea Park and the Little Para River, the home enjoys a peaceful outlook while remaining within walking distance to the Gawler town centre, schools, local cafés and everyday conveniences.

Inside, the home offers a warm and inviting feel throughout, combining practical family living with comfort and space. Whether it be family dinners, entertaining loved ones or simply enjoying the peaceful surroundings, this is a home designed to be lived in and loved.

A rare opportunity to secure a beautifully maintained family home in one of Gawler East's most sought-after pockets.

Features:

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.

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**FOR SALE**

Please Call

**AGENTS**

Maigen Norman

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**AGENCY**

LJ Hooker Property Specialists Gawler |

Barossa

(08) 8522 3311

 **LJ Hooker**

- Master bedroom complete with walk-in robe and private ensuite.
- Bedrooms 3 & 4 with built-in robes..
- Spacious formal lounge and dining area positioned at the front of the home.
- Kitchen with walk-in pantry, ample bench space and cabinetry, dishwasher and centrally located overlooking living spaces.
- Open plan meals and living area offering family functionality and leading to the outdoor entertaining area.
- Main bathroom with separate toilet for convenience.
- Large verandah perfect for outdoor entertaining.
- Garage under main roof with rear access.
- Additional shed providing extra storage.
- Ducted heating and evaporative cooling throughout.
- Solar System.
- Peaceful and private setting overlooking Clonlea Park and Little Para River.
- Walking distance to Gawler town centre, parks and local amenities.

Land Size / 854m2 (approx.)

Year Built / 1995

Council / Gawler

Internal Living Space / 190 (approx.)

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	1W3NG54
Property Type	House
House Size	190 m2
Land Area	854 m2
Including	Ensuite Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage Solar Panels

**Maigen Norman 0418 557 597**

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10 McGahan Crescent,  
**GAWLER EAST**



Living:	165.115Q.M
Garage:	31.925Q.M
Verandah:	63.335Q.M
Shed:	15.005Q.M
<b>TOTAL:</b>	<b>275.365Q.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.