






15 Barossa Avenue, Gawler East

3  1  1 

## Your Next Chapter Starts Here!

Auction Location: 15 Barossa Avenue, Gawler East SA 5118

Located in a quiet pocket of the family friendly neighbourhood of Gawler East, this well loved and well maintained 1966 built home is ready for its next chapter. With thoughtful updates throughout, the home offers flexible living and a practical layout.

Set on a 724sqm Torrens titled allotment, this property is sure to appeal to a wide range of buyers, whether you are a savvy investor, looking to get your foot into the market or a family seeking a fresh start!

Features you will love!

- Three generous bedrooms, all with built-in robes
- Flexible floor plan with detached rumpus room or potential for fourth bedroom
- Ducted evaporative cooling throughout
- Wood-fire place in the main living area ideal for the cooler months
- Central updated kitchen with feature tiled splash back, ample storage, large breakfast bar and electric cooktop
- LED downlights throughout the home
- Large tool shed on concrete base
- Generous rear yards with entertainment area the ideal spot to host

### AUCTION

Sat 2nd May @ 9:00AM

### VIEW

Sat 18th Apr @ 4:30PM - 5:00PM

### AGENTS

Ryan Graham  
0400 912 287  
ryang@ljhsales.com.au

### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660

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**

- the family BBQ
- Ample off-street parking with secure carport with ability to fit several cars
- Additional peace of mind living with front fence and entry gate

This sought after area offers easy access to the iconic Barossa Valley, while commuting to the Adelaide CBD is a breeze via the Northern Expressway or Main North Road, with several public transport options available. Conveniently located within walking distance to Murray Street, with larger shopping options at Gawler Central and Munno Para Shopping Centres also nearby, making everyday shopping simple and accessible.

A home with so much to offer will not last long. Register your interest with Ryan Graham today!

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 208516

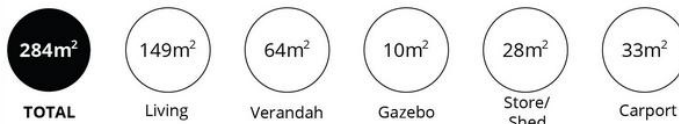
## MORE DETAILS

Property ID	2D8KGJU
Property Type	House
House Size	154 m2
Land Area	724 m2
Including	Air Conditioning Fire Place Built-in-Robes Secure Parking Fully Fenced

**Ryan Graham 0400 912 287**  
Sales Specialist | [ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)

**LJ Hooker Property Specialists (08) 8289 6660**  
Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
[propertyspecialists.ljhooker.com.au](http://propertyspecialists.ljhooker.com.au) | [info@ljhsupport.com.au](mailto:info@ljhsupport.com.au)





Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Produced by The Fotobase Group