

Gawler East, 2 & 4 Edith Street

Location, location, location!



Situated in the very heart of Gawler on one of the regions most in demand streets, this circa 1920 cottage set on approximately 606m² of land, presents a very attractive opportunity to the open market. Currently configured as 2 residences, while easily converted back to 1 substantial family home, this property will certainly suit a vast range of buyers & needs.

Ground Floor:

- * 2 double bedrooms.
- * Spacious main bathroom.
- * Separate lounge & dining rooms.
- * Well-appointed kitchen & balcony with beautiful views.
- * Reverse cycle heating & cooling.
- * Currently tenanted until January 2025 at \$345 per week.

For Sale
\$575,000 - \$625,000

View
ljhooker.com.au/1V43G54

Contact
Jared Lund
0433 762 225
jaredl@ljhsales.com.au
Matthew Nudo
0497 804 034
matthewn@ljhsales.com.au



LJ Hooker Gawler | Barossa
(08) 8522 3311

Disclaimer: 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.

Lower Level:

- * 2 double bedrooms.
- * Conveniently located main bathroom.
- * Practically designed open plan lounge & dining room.
- * Generous kitchen overlooking the rear yard.
- * Reverse cycle heating & cooling.
- * Currently tenanted until April 2025 at \$250 per week.

Additional Features:

- * Large shed/workshop.
- * Plenty of off-street parking.
- * Character features throughout including feature fireplaces, high ceilings & intricate detail.
- * Walking distance to the Main Street of Gawler, local schools & Gawler Hospital.

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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 305453

More About this Property

| | |
|----------------------|----------------------------------------------------|
| Property ID | 1V43G54 |
| Property Type | House |
| House Size | 148 m ² |
| Land Area | 606 m ² |
| Including | Air Conditioning Secure Parking Fully Fenced |

Jared Lund 0433 762 225
Managing Partner | Sales Specialist | jaredl@ljhsales.com.au
Matthew Nudo 0497 804 034
Sales Specialist | matthewn@ljhsales.com.au

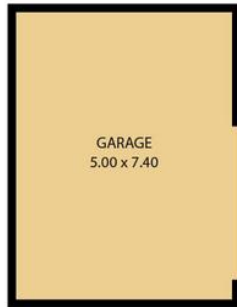
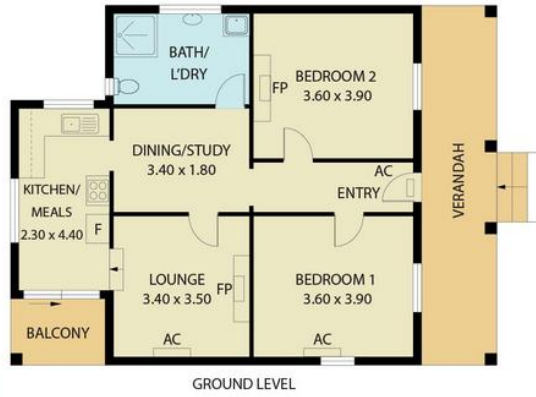
LJ Hooker Gawler | Barossa (08) 8522 3311
26 Adelaide Road, GAWLER SA 5118
gawlerbarossa.ljhooker.com.au | gawler@ljhsupport.com.au



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2/4 Edith Street,
GAWLER EAST



| | |
|---------------|-------------------|
| Living: | 139.10SQ.M |
| Garage: | 37.00SQ.M |
| Balcony: | 3.80SQ.M |
| Verandah: | 16.01SQ.M |
| TOTAL: | 195.91SQ.M |

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