

22 Bella Street, Gawler East

Location & Affordability!

This beautifully renovated entertainer's haven perfectly blends classic charm with modern style. Over the past five years, every detail has been thoughtfully designed to create a character-filled, stylish, and move-in-ready home- ideal for growing families, first-home buyers, or savvy investors alike.

Interior Highlights:

- Solid brick construction with high ceilings and timeless appeal; both front and rear exteriors have been recently rendered.
- Three spacious bedrooms, all with quality built-in robes and ceiling fans.
- Newly upgraded modern kitchen with contemporary appliances.
- Jarrah floating floors throughout the lounge and kitchen/meals areas.
- Huge laundry with potential to add an additional wet area.
- New plantation blinds in the lounge and master bedroom.
- Two split-system air conditioners plus a feature brick wood combustion heater for year-round comfort.
- Separate formal lounge and spacious kitchen/meals area.
- panel sliding door from the kitchen leading directly to the outdoor entertaining area.

Outdoor Living & Entertaining:

- Private and intimate entertaining area with a covered verandah

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.

3 1 2

FOR SALE

\$660,000 - \$700,000

AGENTS

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AGENCY

LJ Hooker Property Specialists Gawler |
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- and a Buschbeck German-designed outdoor fire and pizza oven.
- Raised lawns framed by charming old red brick retaining walls and stairs leading to a tranquil Zen Garden.
- Extensive paving throughout the carport and entertaining zones.
- Newly built shed with roller door and full sliding side access door.
- Additional garden shed and wood storage area.

Additional Features & Upgrades:

- Brand-new Colorbond roof with full insulation.
- 7.3 kW solar system with smart energy management.
- Fully paved driveway.
- Two-car carport with electric front sliding gate.
- Shared double gate entry to the rear yard (currently shared with Gawler Hospital) for added access and flexibility.

Property Details:

- Land size: 461 sqm
- Living area: 145 sqm
- Year built: 1945

All the hard work has been done- move straight in and enjoy! Offering style, space, and modern functionality, 22 Bella Street delivers unbeatable value in a highly desirable Gawler East location.

For any further information, or to make a time to inspect, please contact Darren Hutton on 0408 086 249.

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	1VQ4G54
Property Type	House
House Size	129 m2
Land Area	461 m2
Including	Air Conditioning Toilets (1) Fire Place Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced

Darren Hutton 0408 086 249

Sales Partner | Sales Specialist | darrenh@ljhsales.com.au

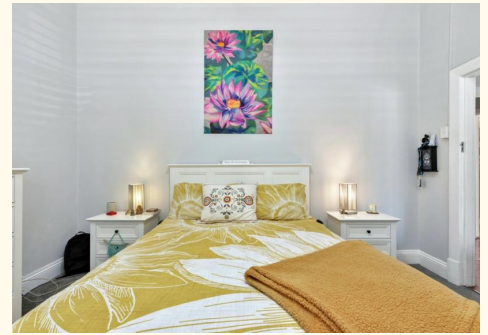
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22 Bella Street,
GAWLER EAST



Living: 83.95SQ.M
Porch/Verandah: 41.57SQ.M
Carport/Shed: 48.85SQ.M
Garage: 21.60SQ.M

TOTAL: 195.97SQ.M

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