



Gawler East, 22 Cheek Avenue

Family Home with Endless Potential!

This spacious 4-bedroom home sits on a huge 1,890sqm approx. allotment offering endless possibilities for growing families or those seeking space to grow and explore! With key updates already completed and a versatile floor plan, this home is a rare opportunity to create your dream home.

Features include:

- * 4 bedrooms, master with walk-in robe.
- * Bedroom 2, 3 & 4 with built-in robes.
- * Bedroom 3 & 4 with new carpet.
- * Updated kitchen with walk-in pantry, stainless steel appliances, bench space & ample storage.
- * Formal lounge.
- * Spacious open plan meals & family area leading out to the undercover entertaining area.



For Sale
\$740,000 - \$760,000

View
ljhooker.com.au/1VAQG54

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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.

- * Centrally located bathroom with separate toilet.
- * Fully enclosed rumpus room with 2 separate rooms & new carpet, ideal for work from home office or 5th bedroom.
- * Evaporative cooling & gas log combustion heating for year-round comfort.
- * Large blank canvas backyard, options to add extra shedding or vegetable gardens.
- * Enclosed secure fenced area, perfect for pets or to add a pool.
- * Ramp access to the home.
- * Roller shutters on master bedroom, lounge & bedroom 2.
- * Rainwater storage.
- * Resprayed & repointed roof.
- * New instant hot water system.
- * Freshly painted throughout part interior & exterior.
- * Ample off-street parking & rear access for caravans, trailers or extra vehicles.
- * Built 1974.

Close to shops, schools, and public transport —everything you need is just moments away! Whether you're a family looking to grow, an investor, or a renovator with a vision, this is one property you won't want to miss!

For further information, 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 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	1VAQG54
Property Type	House
House Size	116 m2
Land Area	1890 m2
Including	Dishwasher

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Living:	173.205Q.M
Porch:	4.235Q.M
Verandah:	49.855Q.M
Garden Shed:	66.425Q.M
TOTAL:	293.705Q.M

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