






2A Bella Street, Gawler East

## Family Home with Self-Contained Granny Flat

Welcome to 2A Bella Street, Gawler East! This well-loved, maintained family home offers exceptional versatility- perfect for two families, multigenerational living, and for families seeking plenty of space and excellent indoor/outdoor entertaining.

Main Residence:

- 3 bedrooms.
- Master bedroom fitted with a built-in robe and roller shutter.
- Front formal lounge and dining, also with roller shutter fitted.
- Spacious kitchen featuring a walk-in pantry, dishwasher, and ample cupboard storage.
- Open-plan meals and kitchen area, offering flexibility to be used as a second living space.
- Expansive undercover entertaining area, ideal for hosting large family gatherings.
- Well-established garden and watering system.
- 6.5kW solar system.
- Undercover roller-door access for up to 5 cars, plus room for a trailer or camper trailer, with additional off-street parking in the front driveway.
- Built in 1988, offering 136sqm (approx.) of living on a generous

4  2  4 

**FOR SALE**  
\$730,000-\$750,000

### AGENTS

Darren Hutton  
0408 086 249  
darrenh@ljhsales.com.au

Jared Lund  
0433 762 225  
jaredl@ljhsales.com.au

### AGENCY

LJ Hooker Property Specialists Gawler |  
Barossa  
(08) 8522 3311

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**

870sqm (approx.) allotment.

- Reverse Ducted heating and cooling.
- Workshop and lean too at the rear of the shed for extra uncovered storage.
- Close to public transport, Schools, Murray Street, Gawler's shopping precinct, and local eateries.

#### Granny Flat / Teenager's Retreat:

The self-contained retreat is ideally set up with open-plan living, a bedroom area, kitchen facilities, a bathroom, and heating and cooling- perfect for extended family, teenagers, or guest accommodation. This space has been highly practical and well-used by larger families.

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	1VSRG54
Property Type	House
House Size	136 m2
Land Area	870 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank

#### Darren Hutton 0408 086 249

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

#### Jared Lund 0433 762 225

Managing Director | Sales Specialist | jaredl@ljhsales.com.au

#### LJ Hooker Property Specialists Gawler | Barossa (08) 8522 3311

26 Adelaide Road, GAWLER SA 5118

gawlerbarossa.ljhooker.com.au | gawler@ljhsupport.com.au



2A Bella Street,  
**GAWLER EAST**



Living: 138.55SQ.M  
 Verandah: 111.12SQ.M  
 Carport: 46.08SQ.M  
 Pergola/Porch: 36.08SQ.M  
 Shed/Lean To: 24.68SQ.M

**TOTAL: 356.51SQ.M**



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