







3 Foord Avenue, Gawler East

A Much-Loved Family Home

Welcome to 3 Foord Avenue, Gawler East, a home lovingly cared for by its current owners for over 40 years, a testament to the pride, attention and genuine affection invested in this special property.

Set on a generous 793sqm corner allotment, this beautifully presented and meticulously maintained home offers an appealing combination of comfortable family living, versatile spaces and outstanding practicality.

Built in 1977 and offering approximately 160 sqm of living space, the home is surrounded by beautifully established gardens and thoughtful landscaping, creating a welcoming setting that is increasingly hard to find.

The home offers four bedrooms, all with built-in robes. Bedroom 4 enjoys direct access to the outdoor entertaining area through a sliding door, allowing plenty of natural light to fill the room. The versatile space also presents an ideal opportunity for a home office, study or peaceful retreat.

The fully modernised kitchen provides a fresh and functional heart to the home, complemented by an adjoining meals area ideal for everyday family life. A separate formal lounge offers a comfortable place to unwind, while the spacious family room complete with a built-

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FOR SALE
$699,999 - $729,999

VIEW
Wed 18th Nov @ 5:00PM - 5:30PM

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AGENCY
LJ Hooker Property Specialists Gawler | Barossa
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Interested parties must rely solely on their own enquiries.

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in bar, is perfectly suited to entertaining family and friends.

One of the home's appealing features is the outlook from the family room across the entertaining area and beautifully landscaped gardens, creating a lovely connection between indoor living and the outdoors.

Step outside to discover gardens thoughtfully designed and lovingly maintained over many years. With established plantings, inviting outdoor spaces, a wonderful sense of privacy, a water fountain feature and a 7m x 4m shed, there is plenty of room to relax, entertain, or simply enjoy the peaceful surroundings.

The outdoor entertaining area flows naturally into the garden and is complemented by separate shaded spaces and a dedicated barbecue area, offering plenty of options for enjoying time with family and friends year-round.

The property's practical corner position adds further appeal. Along the Duldig Avenue side, two double-gated entry points provide excellent access and flexibility for additional vehicles, a caravan or trailer. Combined with generous off-street parking, this is a valuable feature for those needing extra space for vehicles, recreational equipment or hobbies.

Conveniently positioned in the established suburb of Gawler East, the property offers easy access to local schools, Gawler's Murray Street shopping precinct, cafés and everyday amenities. It is a location that combines established neighbourhood charm with the convenience of nearby services.

Property Features:
- Generous 793sqm corner allotment at Foord and Duldig Avenues.
- Built in 1977, with approximately 160sqm of living space.
- Four bedrooms, all with built-in robes.
- Bedroom 2 with sliding-door access to the outdoor entertaining area.
- Fully modernised kitchen with adjoining meals area.
- Separate formal lounge.
- Spacious family room featuring a built-in bar.
- Attractive garden outlook from the family room.
- Beautifully established gardens and thoughtful landscaping.
- Outdoor entertaining area with separate shaded spaces.
- Dedicated barbecue area.
- Two double-gated entry points along the Duldig Avenue frontage.
- Excellent access for a caravan, trailer or additional vehicles.
- Generous off-street parking.
- Convenient access to local schools, Murray Street and Gawler amenities.

Property Details:
- Land size: 793sqm
- Living area: approx 160sqm
- Year built: 1977

A home with heart, outdoor space to enjoy, and opportunities to explore, 3 Foord Avenue is ready to welcome its next chapter.

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

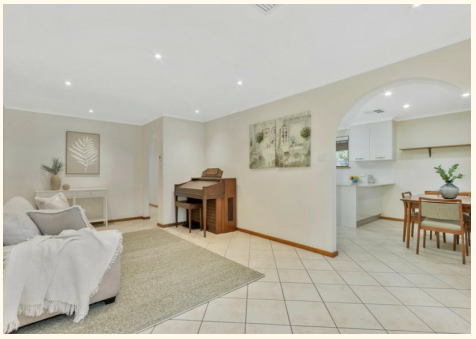
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enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 343733

MORE DETAILS

Property ID	1WAPG54
Property Type	House
House Size	160 m2
Land Area	793 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Alarm Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced











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3 Foord Avenue,
GAWLER EAST



Living:	160.00SQ.M
Carport:	42.24SQ.M
Pergola/Verandah:	84.26SQ.M
Shed/Storage:	35.00SQ.M
TOTAL:	**321.49SQ.M**

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

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