



## Gawler East, 3 Forgie Court

Open Cancelled - Contact Jared Lund

Situated at the very top of Gawler East in a quiet cul-de-sac location, this spacious family home is set on approximately 756m<sup>2</sup> of premium land, with views towards the Barossa Valley.

Tastefully updated throughout, this property offers a practical design, multiple living spaces, huge back yard & substantial shedding.

This one is sure to be in high demand!

Features include:

- \* 3 double bedrooms.
- \* Built-in robes to bedrooms 1 & 3.
- \* Modern & spacious main bathroom with direct access from the master bedroom.



**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.

**SOLD**



**For Sale**  
\$599,000 - \$649,000

**View**  
[ljhooker.com.au/1V7JG54](http://ljhooker.com.au/1V7JG54)

**Contact**  
**Jared Lund**  
0433 762 225  
[jaredl@ljhsales.com.au](mailto:jaredl@ljhsales.com.au)  
**Matthew Nudo**  
0497 804 034  
[matthewn@ljhsales.com.au](mailto:matthewn@ljhsales.com.au)

**LJ Hooker Gawler | Barossa**  
**(08) 8522 3311**

- \* Separate formal lounge & dining rooms.
- \* Open plan kitchen/family room.
- \* Modern kitchen with plenty of storage & quality appliances including dishwasher.
- \* Ducted evaporative cooling as well as gas fireplace.
- \* Semi-enclosed pitched roof undercover outdoor entertaining area.
- \* Landscaped gardens with large lawn area, fruit & vegetable gardens & plenty of secure off street parking.
- \* Carport under the main roof with drive through access to shed/workshop.
- \* Impressive shedding with concrete floor, power, mezzanine storage & secondary storage/workshop area.

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

<b>Property ID</b>	1V7JG54
<b>Property Type</b>	House
<b>House Size</b>	140 m <sup>2</sup>
<b>Land Area</b>	756 m <sup>2</sup>
<b>Including</b>	Air Conditioning Ducted Cooling Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced

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

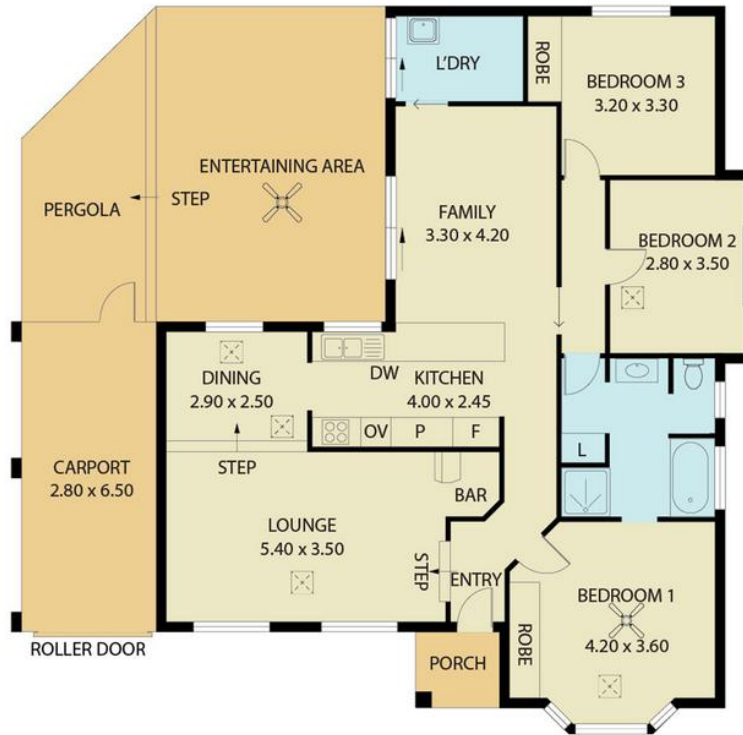
**LJ Hooker Gawler | Barossa (08) 8522 3311**  
 26 Adelaide Road, GAWLER SA 5118  
 gawlerbarossa.ljhooker.com.au | gawler@ljhsupport.com.au



**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.





Living:	129.81SQ.M
Porch:	2.88SQ.M
Entertaining:	30.25SQ.M
Shed:	9.00SQ.M
Carport:	18.20SQ.M
Pergola:	17.42SQ.M
<b>TOTAL:</b>	<b>207.56SQ.M</b>

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