



33 Treleven Way, Gawler East

## Effortless Living in the Heart of Springwood Estate




Set in the highly sought-after Springwood Estate, this beautifully presented home offers the perfect opportunity for first home buyers, downsizers and savvy investors alike.

Designed for easy living with a low-maintenance allotment and generous floorplan, this property delivers comfort, flexibility and convenience in equal measure.

The spacious open-plan layout creates a welcoming central hub, while multiple bedrooms provide versatility - whether you need additional accommodation, a home office or even a second living zone. It's a home designed to adapt to your lifestyle!

### What to Love:

- Master bedroom complete with walk-in robe and private ensuite
- Light-filled open plan living and dining area seamlessly overlooked by the kitchen
- Kitchen featuring 900mm gas cooktop, dishwasher and generous built-in pantry
- Sliding doors opening to an outdoor entertaining area ideal for relaxed gatherings

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### FOR SALE

Please Call

### AGENTS

Ashley Palazzo  
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ashleyp@ljhsales.com.au

### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660

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**

- Ducted air conditioning plus gas space heating for year-round comfort
- Secure lock-up garage with convenient internal access
- 6kw Solar Power System to reduce running costs
- Easy-care yard with lawn area for pets

Positioned within the thriving Gawler region, you'll enjoy easy access to local parks, shopping, childcare facilities and convenient transport links to Gawler, delivering both lifestyle appeal and everyday practicality.

Move in, invest wisely or downsize without compromise this is a smart opportunity in a location that continues to grow in demand.

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 208516

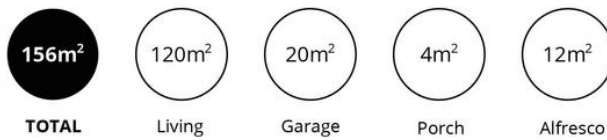
## MORE DETAILS

Property ID	2D0FGJU
Property Type	House
House Size	144 m2
Land Area	277 m2
Including	Air Conditioning Ducted Cooling Evaporative Cooling Dishwasher Floorboards Built-in-Robes Secure Parking Fully Fenced

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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