



39 Calton Road, Gawler East

AVONLEA. ICONIC.

"Avonlea" stands as one of the region's most iconic homes. A true local landmark admired by many, yet experienced by only a fortunate few. Rich in character & timeless charm, the property showcases exquisite architectural details that have been perfectly highlighted through the extensive recent renovations. Every enhancement has been carried out with care, returning this historic gem to the distinguished status it so rightly deserves.

Highlights include-

- Architecturally designed double storey residence with Art Deco & Mediterranean Influence.
- Adaptable floorplan allowing for up to 7 bedrooms & multiple living spaces.
- Master wing with parent's retreat, walk-through robe & stunning ensuite.
- Total of 3 completely renovated modern bathrooms.
- Premium kitchen with stone bench tops, custom cabinetry & high-end appliances including dishwasher.
- Reverse cycle heating & cooling throughout.
- Impressive undercover outdoor entertaining area.
- Extensive infrastructure works including new roof, steel structure for potential decking area & complete upgrades to both the electrical & plumbing.

7 3 2

FOR SALE

\$1,400,000 - \$1,500,000

AGENTS

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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

- Landscaped gardens including large lawn area as well as plenty of blank canvas for you to improve as you wish.
- Roof top area ready & waiting for your imagination to run wild!
- Significant rainwater storage.
- Situated on approximately 1,757m2 of land with subdivision potential (subject to planning consent).

Rarely does an opportunity to acquire a home of this stature, with this much potential, in such a convenient & prominent location become available. To appreciate in its entirety, please contact Jared Lund on 0433 762 225 to arrange an inspection.

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	1VRNG54
Property Type	House
House Size	381 m2
Land Area	1757 m2
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced

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