



6 Eucalypt Drive, Gawler East

Room to Grow, Room to Breathe, and Plenty of Potential!

An excellent opportunity awaits to secure a spacious family home set on an impressive, near-acre allotment (approx.) in a highly sought-after pocket of Gawler East. Offering room to grow, room to breathe, and plenty of potential, this property delivers a rare combination of comfort, character, and space.

Built in 1974, the home has been well cared for and presents beautifully. Inside, you'll find:

- Three well-sized bedrooms, two fitted with built-in robes
- A generous lounge/living area ideal for family relaxation
- A dedicated dining space perfect for everyday meals or entertaining
- A large rumpus/games room offering flexibility for hobbies, kids' play, or a second living zone
- Ducted evaporative air conditioning throughout for year-round comfort
- A cosy wood combustion heater in the lounge, adding warmth and charm during the cooler months

Outdoors, the property continues to impress. Extensive shedding provides ample storage or workshop space, and the miniature horse yards offer unique lifestyle options for animal lovers or hobby farmers.

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.

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FOR SALE
Expression Of Interest

AGENTS

Keith Emmerson
0419 844 015
keith.emmerson@ljhces.com.au

AGENCY

LJ Hooker Craigmore | Elizabeth |
Salisbury
(08) 8255 9555



The old stone barn, though in need of repair, contributes nostalgic character and could be restored or repurposed to suit your vision.

Rainwater tanks plumbed to both the house and shed supply additional water when needed, adding practicality to the property's rural feel. Despite the spacious block and country-style appeal, the home remains conveniently close to local amenities, including shops along Cheek Avenue and nearby public transport options.

A wonderful opportunity for families, hobbyists, or anyone seeking space and potential in a desirable location.

For more information call Keith Emmerson on 0419 844 015.

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

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MORE DETAILS

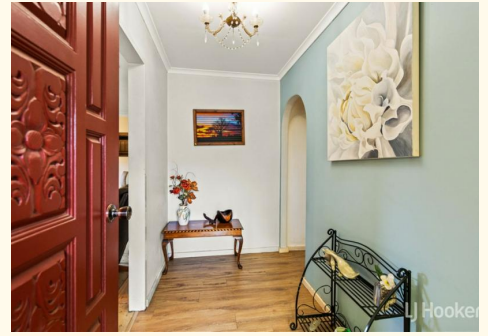
Property ID	67Z3FDC
Property Type	House
Land Area	3428 m2

Keith Emmerson 0419 844 015

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INTERNAL - 115.2 SQM
EXTERNAL - 255.9 SQM
TOTAL - 371.1 SQM

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.