

## Gawler East, 6 River Drive

Perfect location!

Nestled in a quiet, private street, this delightful home offers the perfect blend of comfort and convenience. Ideal for first-home buyers or downsizers, this property boasts a practical layout with plenty of internal space and a low-maintenance rear yard.

The location couldn't be more desirable with Gawler East Primary School situated nearby and only a short 5-minute drive into the Main Street of Gawler and 20-minute drive to the stunning Barossa Valley.

Key Features:

- \* Main bedroom with walk-in robe and ensuite.
- \* Bedrooms 2 and 3 with built-in robes.
- \* The kitchen is equipped with ample bench space, a breakfast bar and ample cabinetry.
- \* Open-plan meals/living area.



**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**  
\$649,000 - \$699,000

**View**  
[ljhooker.com.au/1V5GG54](https://ljhooker.com.au/1V5GG54)

**Contact**  
**Maigen Norman**  
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**Jared Lund**  
0433 762 225  
[jaredl@ljhsales.com.au](mailto:jaredl@ljhsales.com.au)

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

- \* Under cover entertaining area.
- \* Single garage with internal access.
- \* Ducted reverse cycle air conditioner.
- \* Freshly painted throughout.

For further enquiries, please contact Maigen Norman on 0418 557 597.

CT / 5988/8

Year Built / 2008

Land size/ 434m2 ( approx.)

Internal Living / 178m2 (approx.)

Local Council / Gawler

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>	1V5GG54
<b>Property Type</b>	House
<b>House Size</b>	178 m <sup>2</sup>
<b>Land Area</b>	434 m <sup>2</sup>
<b>Including</b>	Air Conditioning Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking

**Maigen Norman 0418 557 597**

Sales Specialist | maigenn@ljhsales.com.au

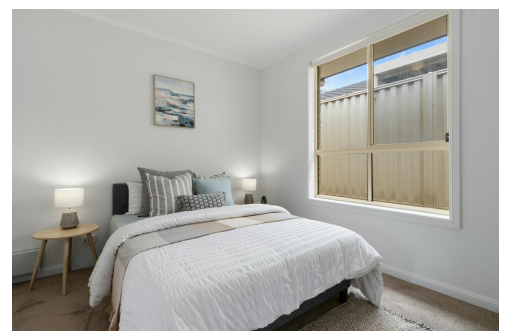
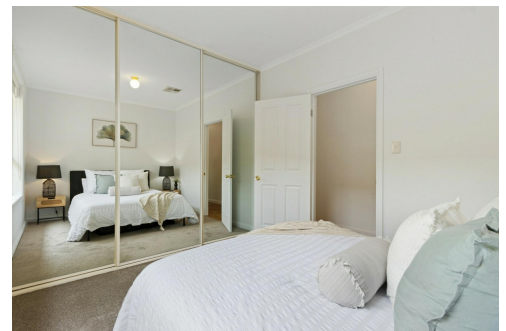
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6 River Drive,  
**GAWLER EAST**

SHED  
2.50 x 2.50



Living:	162.00SQ.M
Verandah:	62.00SQ.M
Carport:	15.12SQ.M
Shed:	6.25SQ.M
<b>TOTAL:</b>	<b>245.37SQ.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.