



9 Churchman Court, Gawler East

Ripe for the Picking

A delightful facade that invites you up the driveway, this is a home that ticks a lot of boxes. The long driveway offers plenty of off street parking, leading up to a carport under the main roof. The garden presents well, with mandarin trees dotted throughout, and flowers lining the driveway letting you know that Spring has certainly sprung.

Stepping inside, one of the first things you'll notice are the stately timber look tiles that line most of the home, firm under foot and easy to clean. To the left we have the master bedroom, fully equipped with built in robe, bay window, ceiling fan and ensuite. To the right we have the open and flowing living dining space, complimented by downlights and controlled by ducted cooling and gas wall heating.

Coming into the centre of the home is the near new kitchen, offering a hub for the whole family. Plenty of storage, bench space, and cabinetry that presents beautifully. It also packs an array of stainless steel appliances, including top of the range dishwasher, and gas stove for ultimate cooking control. The same downlights feature in the kitchen and second living, as well as a ceiling fan and second gas wall heater.

To the rear of the home are the remaining two bedrooms, the other opposite the kitchen, all three with ceiling fans and built in robes

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FOR SALE
UNDER CONTRACT BY BRADLEY CLARKE

AGENTS

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AGENCY

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served by that second bathroom. Coming into the back yard, you'll step onto the undercover entertaining, and roaming a bit further you may just stumble upon the main party piece. A drive in, cathedral like garage, almost three car lengths long. This garage is hoist ready, and ready to enclose your wildest creations or restorations. It could even be converted into extra living space! You'll also find another four fruit trees, additional garden shed, and four rain water tanks in the corner of the block. Another impressive feature is the solar system on the roof, with 11 panels and 2Kw of power.

It is with great pleasure that LJ Hooker Craigmore | Elizabeth and Bradley Clarke present this unique opportunity to the public, with the utmost intention to give each and every buyer the best opportunity to secure the home. If you have any questions not covered in this outlay, please do not hesitate to contact Bradley on 0422 070 240

Location highlights:

- Convenient access to the Northern Connector, taking only 40 minutes to arrive in the city
- A leisure stroll to the magnificent Clonlea Park
- Around the corner from local schools for easy morning commutes
- Close to your local Woolworths for all your daily essentials, while local eateries and takeaway shops are dotted throughout the area
- " A stones throw from the main street of Gawler for all your major brand name shopping outlets, cafés and entertainment options

Specifications:

CT / 5093 / 250

Council / Town of Gawler

Zoning / GN

Built / 1992

Land / 803m2 (approx)

Council Rates / TBA

Emergency Services Levy / TBA

SA Water / \$165.55pq approx

Nearby Schools / Xavier College Evanston, Gawler East Primary School, Gawler & District College

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.

RLA155355

MORE DETAILS

Property ID 67NEFDC
Property Type House

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