



1 Cameron Street, Gawler

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## Old Charm, Modern Touch

Rich in history and beautifully updated, this symmetrical circa 1875 stone cottage presents a rare opportunity to secure a home in one of Gawler's most tightly held and historically significant streets.

Positioned within the original township on Cameron Street, just off Cowan Street, the home seamlessly blends period charm with modern comfort, offering approximately 142 sqm (approx.) of internal living space and 227sqm with external set on a generous 539 sqm allotment.

From the moment you step inside, the long central hallway showcases polished timber floorboards, soaring ceilings, and the timeless elegance of a bygone era. The original stone facade remains intact, setting the tone for the warmth and character that flows throughout the home.

The clever floorplan effortlessly connects the original cottage to the modern rear extension, creating a beautiful fusion of old and new. The extension provides a spacious family living and dining area, while the original rooms offer outstanding flexibility easily reconfigured back into formal lounge and dining spaces or kept as a 4th bedroom, depending on your needs.

**FOR SALE**  
Contact Agent

### 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

Accommodation comprises four spacious bedrooms, three of which feature ornamental fireplaces. A well-maintained cellar, accessed from the kitchen, adds both charm and functionality, making it a perfect space for a wine collection, a music/games room, or a quiet retreat. Naturally climate-controlled and ideal for year-round enjoyment.

To the rear, the thoughtfully designed extension brings the home effortlessly into the modern age, incorporating a light-filled kitchen, dining, and family living space. The kitchen has been refreshed with new appliances, and the home has been freshly painted with new blinds and curtains throughout. The gutters and roof have been upgraded, delivering a truly move-in-ready offering.

The bathroom and laundry are well-appointed. Outdoors, you'll find manageable garden spaces, an undercover entertaining area, and a garden shed, keeping the garden and property ideal for low-maintenance living without compromising on outdoor enjoyment. Positioned alongside the former Lutheran St George tennis courts, now transformed into high-quality new residences, the surrounding homes complement the historic charm and prestige of this tightly held precinct.

This sought-after location places you just a short stroll to:

- Coles Gawler and Gawler Central Railway Station.
- " Parks, walking trails, and reserves.
- " Cafés, hotels, local shopping, and sporting facilities.
- Church Hill and Gawler's renowned historic architecture.
- Gawler Primary School.

A true fusion of old-world character and contemporary living, this exceptional home has stood the test of time and continues to shine in one of Old Gawler's most desirable locations.

Specifications:

- 5232/32
- Council- Gawler  
Zoning- Residential Historic  
Built- 1875  
Land- 539sqm (approx.)  
Council Rates- \$2,637.75 pa  
Emergency Services Levy- \$152.70 pa  
SA Water- \$221.21 pa

This property is offered via a Best Offer campaign, providing buyers the opportunity to submit their strongest proposal. Early offers are welcome and may be considered prior to the closing date. Friday, March 6th, by 5:00pm (USP)

Fun Fact: Cameron Street was named after Alex (or possibly Captain Alex) Cameron, who was the captain of the ship Orleana- the vessel that brought some of Gawler's earliest European settlers, including John Reid and Henry Dundas Murray, to South Australia in 1839.

For any further information, or to make a time to inspect, please contact Darren Hutton on 0408 086 249.

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	1VWCG54
Property Type	House
House Size	149 m2
Land Area	539 m2
Including	Air Conditioning Fire Place Dishwasher Outdoor Entertaining Secure Parking Fully Fenced

### Darren Hutton 0408 086 249

Sales Partner | Sales Specialist | darrenh@ljhsales.com.au

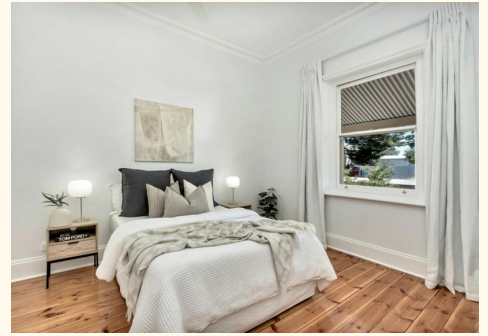
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Living:	142.07SQ.M
Carport:	26.26SQ.M
Verandah:	48.50SQ.M
Garden Shed:	10.39SQ.M
<b>TOTAL:</b>	<b>227.22SQ.M</b>



This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.