

Gawler, 32 Cameron Street

Circa 1883 Bluestone Villa!

4 2 3 1

Set high on "Church Hill" on an ultra-premium corner allotment of approximately 1,959m², this stunning character rich family home is without a doubt one of the regions finest! With a flexible floor plan, significant amounts of living spaces, swimming pool, shedding, an abundance of parking & much more, this property is sure to suit a vast range of buyers.

Residence:

- * Bluestone fronted Villa constructed circa 1883 by William Taylor & Alexander Forgie.
- * Flexible floor plan currently configured as 4 double bedrooms & 4 spacious living areas.
- * Master bedroom with walk-in robe & luxurious ensuite with under floor heating.
- * Bedrooms 2 & 3 with built-in robes.
- * Formal lounge room with soaring ceiling, open fire place & plenty of natural light.
- * Formal dining room with plantation shutters, polished timber floors & an outlook over the side yard.

For Sale

Contact Jared Lund

View

ljhooker.com.au/1UUUG54

Contact

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We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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- * Spacious family/living room opening to the rear yard.
- * Stunning modern kitchen complete with 900mm oven with gas cooktop, dishwasher, stone bench tops with waterfall edge, plenty of storage & servery with bifold windows to the outdoor entertaining area.
- * Substantial cellar underneath the kitchen with plenty of wine storage.
- * Slow combustion heater, open fire places & reverse cycle heating & cooling throughout.
- * Main bathroom with corner spa bath as well as additional 3rd water closet.
- * Ample storage right throughout the home.

Grounds:

- * Corner allotment of approximately 1,959m².
- * Multiple outdoor entertaining areas both open air & undercover.
- * Fully fenced concrete swimming pool surrounded by decking.
- * Firepit area & wood fired pizza oven.
- * Double undercover carport as well as high clearance garage ideal for boat or caravan.
- * Original stone horse stables perfect for storage or ripe for renovation.
- * Additional secure parking on concrete slab behind solid gates.
- * Fully landscaped & established grounds Including lawn & paved areas to be utilised as you wish.

For any further information, or to make a time to inspect this property, please contact Jared Lund on 0433 762 225.

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



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More About this Property

Property ID	1UUUG54
Property Type	House
House Size	160 m ²
Land Area	1959 m ²
Including	Air Conditioning Ducted Cooling Ducted Heating Pool Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Hot Water

Jared Lund 0433 762 225

Managing Partner | Sales Specialist | jaredl@ljhsales.com.au

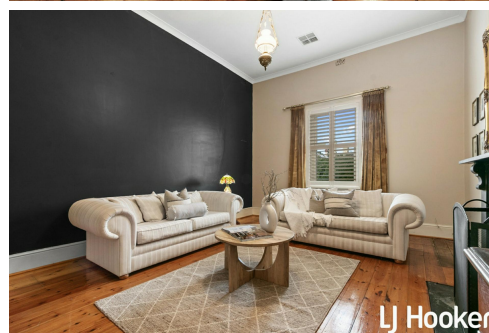
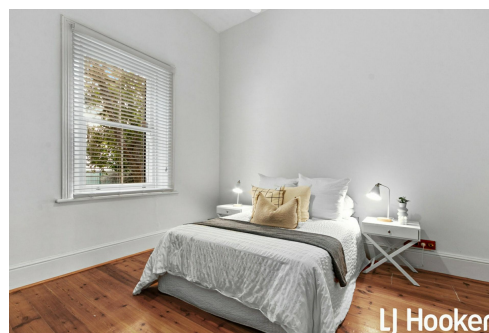
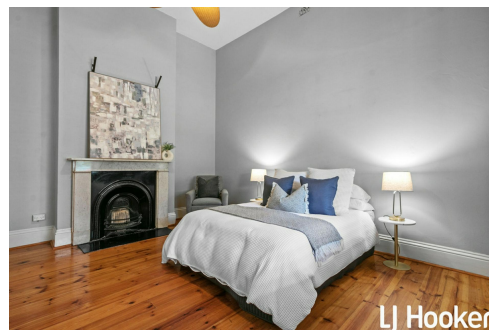
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GAWLER



Living:	212.00SQ.M
Porch:	7.50SQ.M
Verandah:	46.00SQ.M
Shed:	2.00SQ.M
TOTAL:	267.50SQ.M

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