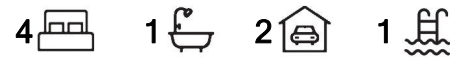


## Gawler South, 10 Fourteenth Street

Charming 1920's symmetrical cottage



This 1920-built character cottage is rich with Gawler's early settlement history. Set back from the road on a rubble path, the property sits on a generous 1471sqm approx. allotment, surrounded by a picturesque landscape, including a striking Morton Bay Fig tree that complements the upgraded Colourbond roof, bullnose verandah and facade.

Boasting 215sqm approx. of living space, this expansive 4-bedroom home blends old period charm with modern day living. The home has had a new extension family area, which is the hub of the home and opens through double bi-fold doors to an expansive garden featuring a well established lawn area, in-ground pool, shed, and a fantastic entertaining area-perfect for family gatherings.

Features include:

\* Large master bedroom with walk-in storage, built-in robe, open fireplace, and ceiling fan.

**For Sale**  
\$800,000 - \$850,000

**View**  
[ljhooker.com.au/1V0UG54](http://ljhooker.com.au/1V0UG54)

**Contact**  
**Darren Hutton**  
0408 086 249  
darrenh@ljhsales.com.au

**Matthew Nudo**  
0497 804 034  
matthewn@ljhsales.com.au



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

**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.

- \* Bedrooms 2 and 3, located at the front, feature bay windows, built-in robes, and ceiling fans
- \* 4th bedroom or nursery.
- \* Renovated bathroom with free standing claw bath, stunning antique vanity and pressed tin walls, offering a modern yet classic touch.
- \* Original stone pavers in the entryway and a long, inviting hallway.
- \* Updated kitchen blending old-world charm with modern amenities, including servery window through to family area.
- \* A quiet reading nook area.
- \* Home office or 5th bedroom option.
- \* Formal lounge with a fireplace and multiple fireplaces throughout the home.
- \* Split system and wood combustion heating in the family room.
- \* Recently updated laundry.
- \* Versatile outdoor entertaining space with peak Colourbond roof.
- \* In-ground swimming pool.
- \* Outside under ground cellar with new Colourbond roof.
- \* Large shed or option for a pool house/games room.
- \* New flooring throughout living areas.
- \* 6.5Kw Solar.
- \* Home has been professionally painted.
- \* Carport undercover area for 2 cars, plenty of off-street parking and ample room for a caravan or boat.
- \* Easy access to Gawler Main Street, Gawler Railway Station and the Northern Expressway.

With so much on offer, I strongly suggest viewing this property in person to appreciate it in its entirety. For further information, please don't hesitate to 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 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



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

**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.

## More About this Property

|               |  |
|---------------|--|
| Property ID   | 1V0UG54  |
| Property Type | House  |
| House Size    | 215 m <sup>2</sup>   |
| Land Area     | 1471 m <sup>2</sup>  |
| Including     | Study<br>Air Conditioning<br>Pool<br>Fire Place<br>Floorboards<br>Workshop<br>Secure Parking<br>Fully Fenced<br>Solar Panels |

**Darren Hutton 0408 086 249**

Sales Specialist | darrenh@ljhsales.com.au

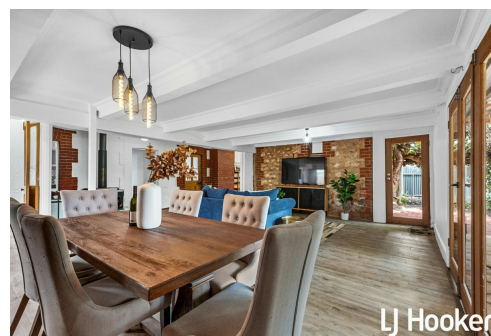
**Matthew Nudo 0497 804 034**

Sales Specialist | matthewn@ljhsales.com.au

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

26 Adelaide Road, GAWLER SA 5118

[gawlerbarossa.ljhooker.com.au](http://gawlerbarossa.ljhooker.com.au) | [gawler@ljhsupport.com.au](mailto:gawler@ljhsupport.com.au)



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

**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.



SITE PLAN  
NOT TO SCALE

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