



SOLD

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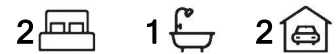
Gawler South, 22 Hill Street

Starting up, Slowing Down, or Ready to Invest

Situated on the corner of Hill and Bray Streets, Gawler South, this unique little 1940's built Colonial cottage offers convenience, location, and potential for keen investors or first-time home buyers.

Features include:

- * 2 bedrooms.
- * Front formal lounge.
- * Cozy kitchen with original wood oven awaiting to add your personal touch.
- * Modern upgraded bathroom.
- * Laundry and sunroom area.
- * Easy-care, low-maintenance garden areas.
- * Ample off-street parking.
- * Rainwater tank and small garden shed.



For Sale
\$385,000 - \$415,000

View
ljhooker.com.au/1UZEG54

Contact
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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.

- * New Colorbond roof.
- * 427sqm corner allotment.
- * 66sqm of tidy living space.
- * Torrens Title.

Located just minutes from Murray Street with easy access to bus services and shopping amenities. Don't miss out on this little gem-perfect for making your own!

Contact Darren Hutton on 0408 086 249 today to learn more or arrange a viewing.

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

Property ID	1UZEG54
Property Type	House
House Size	66 m ²
Land Area	427 m ²
Including	Fire Place Secure Parking Water Tank

Darren Hutton 0408 086 249
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22 Hill Street,
GAWLER EAST



Living:	67.00SQ.M
Pergola:	14.40SQ.M
Verandah:	15.00SQ.M
Shed:	7.00SQ.M
TOTAL:	103.40SQ.M



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