



30 The Terrace, Gawler South

Something very special!

Standing proudly above Gawler South, with an address sought after by many, this imposing residence is a masterpiece that has been carefully crafted & enhanced by the current owners since its construction in 2003.

Set on 1,561m² of some of the regions finest land, established with swimming pool, immaculate gardens, lawned areas, side access, shedding & much more, this property is a rare offering & will be enticing to many!

Highlights include-

- Flexible floorplan currently configured to include 3 bedrooms.
- Master suite with walk-in robe & ensuite.
- Bedrooms 2 & 3 with built-in robes.
- Multiple living areas comprising of both formal & informal rooms.
- Stunning timber kitchen with high quality appliances, granite bench tops & significant amounts of storage.
- Ducted reverse cycle heating & cooling throughout.
- Double garage under the main roof with direct internal access.
- Dual level outdoor entertaining area complete with outdoor bathroom, enclosed lower level with large glass panels & sliding doors & impressive views from the first floor.
- ground solar heated swimming pool, fully paved with shaded

3 4 6

FOR SALE

\$1,250,000 - \$1,350,000

AGENTS

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AGENCY

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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.



- poolside area.
- Drive through access to large shedding with concrete floor & 3-phase power.
- Beautifully established gardens surrounding the home complimenting the house perfectly.

This merely scrapes the surface of just what is on offer at this impressive family property. For any further information, or to make a time to inspect, 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 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	1VW2G54
Property Type	House
House Size	358 m2
Land Area	1561 m2
Including	Study Air Conditioning Ducted Cooling Ducted Heating Pool Deck Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank

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Living:	360.30SQ.M
Garage:	40.30SQ.M
Shed:	72.00SQ.M
Balcony/Verandah:	86.45SQ.M
TOTAL:	559.05SQ.M

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