

## Gawler South, 5 Twelfth Street

Embrace Timeless Elegance

Step inside timeless elegance with this 1918 stunning character cottage nestled in the heart of Gawler South. Meticulously renovated over time, the home seamlessly blends contemporary comfort with historical charm. As you enter, you'll be captivated by the grandeur of the high ceilings and fully refurbished flooring. The open-plan kitchen serves as the heart of the home and opens by double French doors to the semi-enclosed outdoor entertaining space and spacious rear yard.

Features include:

- \* Character built 1918's cottage
- \* Set on a 533sqm (approx.) allotment
- \* Front formal living area with ornate gas fireplace and split system air conditioner
- \* Master and bedroom 2, both with built-in robes
- \* Large, sun-filled open-plan kitchen and family with split system



**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.

**SOLD**

LJ Hooker

3 1 4

**For Sale**  
\$780,000 - \$850,000

**View**  
[ljhooker.com.au/1UXZG54](http://ljhooker.com.au/1UXZG54)

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



- \* The kitchen has ample bench space with a centrally located gas cooktop island bench and plumbed fridge space
- \* The bathroom offers a large spa and a spacious shower
- \* Well-equipped laundry with a second toilet and vanity for your added convenience
- \* Undercover carport area with direct internal access
- \* Automatic gate entry to the front of the property
- \* Garden shed with power
- \* Workshop with a mezzanine floor, which can be converted to create a perfect additional living space
- \* Solar system
- \* Established easy-care gardens
- \* Raised outdoor timber decked entertaining area with blinds and built-in bar
- \* Enclosed outdoor cattery area
- \* Easy walking distance to Murray Street, Gawler Railway Station, and quick access to the Northern Expressway.

Don't miss your chance to own a piece of Gawler South's history. Exuding a perfect mix of old and modern living, this dream cottage awaits your viewing!

Contact Darren Hutton on 0408 086 249 or Michael Fenn on 0405 157 840.

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	1UXZG54
Property Type	House
House Size	180 m <sup>2</sup>
Land Area	533 m <sup>2</sup>
Including	Air Conditioning Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Solar Panels

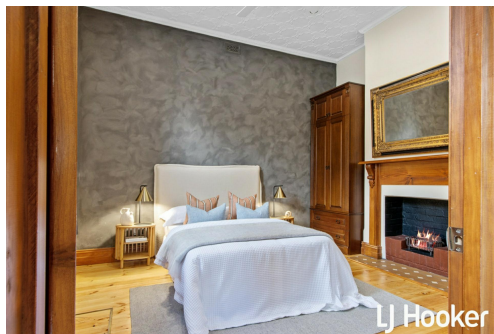
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5 Twelfth Street,  
**GAWLER SOUTH**



Living: 143.80SQ.M  
Porch/Entertaining: 44.80SQ.M  
Carport/Garage: 82.40SQ.M  
Shed: 9.00SQ.M

**TOTAL: 280.00SQ.M**

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