



74 First Street, Gawler South

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## Behind the White Picket Fence Lies Opportunity

Auction Location: On Site- 74 First Street, Gawler South

Welcome to 74 First Street, Gawler South, the home behind the charming white picket fence. Lovingly held by the current owners since 2006, this character-filled property is now ready for its next chapter and presents an exciting opportunity for first-home buyers, renovators, investors and developers alike.

Set on a substantial 801sqm (approx.) flat allotment with an impressive 20.11m frontage, this solid double-brick home originally built in 1956, offers outstanding potential in one of Gawler South's most sought-after locations.

For first-home buyers, this is an affordable entry into the market with plenty of room to grow. For renovators, the home offers strong foundations and solid bones, providing the perfect canvas to modernise, extend and add your own personal flair and style.

The home currently comprises of two bedrooms, a formal lounge, a separate dining room, a functional kitchen and a surprisingly spacious second living area complete with a built-in bar. This versatile space

### AUCTION

Fri 26th Jun @ 11:00AM

### VIEW

Wed 17th Jun @ 5:00PM - 5:30PM

### AGENTS

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### AGENCY

LJ Hooker Property Specialists Gawler |  
Barossa  
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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.

 **LJ Hooker**

could easily be transformed into a third bedroom, master suite, home office or additional family living area to suit your needs.

Additional features include a centrally located bathroom, a separate toilet and laundry, ducted evaporative cooling, gas heating, extensive off-street parking, a workshop with roller-door access and established gardens supported by a fully irrigated watering system.

Outside, the expansive rear yard offers endless possibilities. Whether you're looking to create your dream backyard, extend the existing home, add value through renovation or explore redevelopment opportunities (STCC), the scope here is undeniable.

Opportunities like this are becoming increasingly rare in Gawler South. Whether you're entering the property market, seeking your next renovation project, investing for the future or exploring development potential, 74 First Street delivers flexibility, land value and exceptional potential.

#### Key Features:

- 801sqm (approx.) flat allotment with no easements.
- House 120sqm (approx.)
- Approx. 20.11m street frontage.
- Charming white picket fence street appeal.
- Two bedrooms with flexible floorplan options.
- Formal lounge and separate dining room.
- Spacious second living area or third bedroom, or master suite conversion.
- Ducted evaporative cooling.
- Gas heating to the front formal lounge.
- Ample off-street parking.
- Outstanding renovation, investment or redevelopment potential (STCC).

For any further information, or to make a time to inspect, please 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 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 1W3YG54  
Property Type House  
House Size 120 m2  
Land Area 801 m2  
Including Air Conditioning  
Evaporative Cooling  
Workshop  
Secure Parking  
Fully Fenced  
Water Tank

**Darren Hutton 0408 086 249**

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74 First Street,  
**GAWLER SOUTH**



Living:	109.09SQ.M
Carport/Shed:	58.91SQ.M
Porch/Chook Coop:	16.55SQ.M
Verandah/Shade House:	17.60SQ.M
<b>TOTAL:</b>	<b>202.15SQ.M</b>

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