

1/36-38 Eighth Street, Gawler South

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Move-In Ready Living with Flexible Space & Everyday Comfort

James Frencken of LJ Hooker Craigmore | Elizabeth | Salisbury proudly presents Unit 1, 36—38 Eighth Street, Gawler South, a beautifully maintained home offering comfort, flexibility, and exceptional convenience. Perfectly suited to first home buyers, downsizers, or astute investors, this move-in ready home is positioned in one of Adelaide's most accessible northern suburbs.

Located in sought-after Gawler South, you're just moments from Gawler's main shopping precinct, quality schools, parks, cafes, and public transport, including the Gawler railway station, ensuring easy connectivity to surrounding suburbs and the CBD.

Inside, the home offers two well-sized bedrooms plus a separate study, currently utilised as a small third bedroom, providing valuable flexibility depending on your needs. Whether you require a home office, nursery, or guest room, the space adapts effortlessly.

A comfortable living area flows through to a generous kitchen featuring ample bench space, excellent storage, and the convenience

FOR SALE
\$590,000 - \$620,000

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

of a dishwasher, making everyday living both practical and enjoyable.

The main bathroom features a relaxing spa bath, perfect for unwinding at the end of the day and adding an extra touch of comfort to daily living.

Year-round comfort is assured with evaporative cooling upstairs, while a split system in the downstairs living area provides additional heating and cooling.

Key Features We Love:

- Evaporative cooling upstairs & split system in downstairs living area
- Relaxing spa bath to main bathroom
- Separate upstairs and downstairs toilets
- Two off-street car parks, including one undercover garage space
- Easy-care, low-maintenance gardens

Specifications:

- CT / 6040 / 790
- Title / Strata
- Council / Gawler
- Built / 1989
- Land / 257sqm (approx.)
- Easements / Nil
- Estimated rental assessment / \$490 - \$530 per week

Whether you're entering the market, downsizing to something more manageable, or expanding your investment portfolio, this is an outstanding opportunity in a tightly held and convenient location.

Contact James Frencken of LJ Hooker Craigmores | Elizabeth | Salisbury on 0476 871 921 to secure this fantastic opportunity before it's gone.

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

MORE DETAILS

Property ID 68EPFDC
Property Type House

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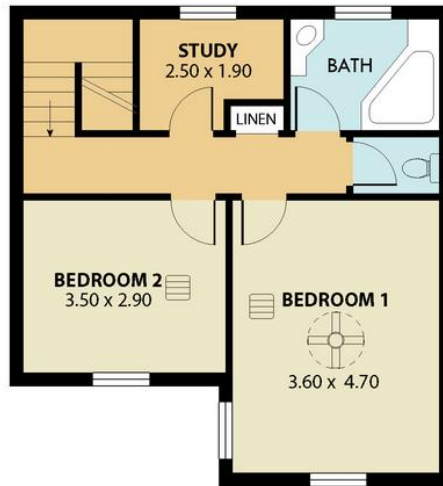
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UPPER FLOOR



GROUND FLOOR

1/36-38 Eighth Street, Gawler South



INTERNAL - 125.6 SQM
 EXTERNAL - 6.1 SQM
 TOTAL - 131.7 SQM

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.