



11/36-38 Eighth Street, Gawler South

Affordable Living

Set within the peaceful Mews estate, this charming unit offers an outstanding opportunity for first-home buyers to step into the property market in a highly convenient location in Gawler South. Just a short walk to Murray Street, Gawler and Gawler Railway Station, the home combines lifestyle, comfort and affordability in one appealing package.

Featuring a secure lock-up garage, split-system heating and cooling in the living area, separate living and dining spaces and roller shutters on the front windows, the home is designed for easy living and peace of mind. There are two generous bedrooms with built-in robes in bedroom two, along with a separate toilet, laundry and wet areas. Low-maintenance flooring flows throughout the living spaces, making everyday care simple and practical.

Recent upgrades add even more appeal, including new cabinetry, a refreshed kitchen, laundry and painting throughout. Outside, the private courtyard has been improved with a new lawn, creating a great space for children, pets or simply relaxing after a long day. The Mews complex also provides plenty of additional parking for residents and visitors, with ample off-street parking available on Eighth Street.

Property details:

Land size: 175sqm (approx.)

2  1  1 

FOR SALE

\$540,000 - \$580,000

VIEW

Sat 20th Jun @ 10:30AM - 11:00AM

AGENTS

Darren Hutton
0408 086 249
darrenh@ljhsales.com.au

AGENCY

LJ Hooker Property Specialists Gawler |
Barossa
(08) 8522 3311

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**

House size: 117sqm (approx.)

Title: Strata Plan

Strata fees: \$387.00 per quarter (approx.), including building insurance, common ground maintenance, strata management, insurance for shared utilities and regular pest inspections

Built: 1989

CT: 5005/872

Council: Gawler Council

Council rates: \$400 per quarter (approx.) 25/26 financial year

Connections: Mains gas, power, sewer, and water, NBN connected, gas hot water unit

Easement: NIL

A great, low-maintenance home in a sought-after location, this property offers the perfect opportunity to enter the market with confidence.

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	1W3UG54
Property Type	House
House Size	117 m2
Land Area	175 m2
Including	Air Conditioning Dishwasher Floorboards Built-in-Robes Secure Parking Fully Fenced

Darren Hutton 0408 086 249

Sales Partner | Sales Specialist | darrenh@ljhsales.com.au

LJ Hooker Property Specialists Gawler | Barossa (08) 8522 3311

26 Adelaide Road, GAWLER SA 5118

gawlerbarossa.ljhooker.com.au | gawler@ljhsupport.com.au



Unit 11, 36-38 Eighth Street,
GAWLER SOUTH



Living:	94.77SQ.M
Pergola:	28.90SQ.M
Garage:	17.70SQ.M
Porch:	5.08SQ.M
TOTAL:	146.45SQ.M

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