



3/32a Seventh Street, Gawler South

An Appealing Single-Storey unit in a Perfect Location

Welcome to Unit 3-32A, Seventh Street, Gawler South, offering an easy-care lifestyle in a peaceful and well-maintained setting, this beautifully presented unit is the perfect opportunity for first-home buyers, downsizers, or savvy investors seeking a low-maintenance property in a highly convenient 11-unit complex.

Unit 3 features two generous-sized bedrooms with the master bedroom complete with a built-in robe. A centrally positioned bathroom services the home with ease, while the lounge and meals area flow to a functional kitchen, creating a practical and comfortable living space ready to move straight into and enjoy.

Built in 1993 and nestled within a quiet, well-maintained unit complex, the property offers a secure and private courtyard, perfect for relaxing or entertaining family and friends. Residents also benefit from ample visitor parking, while the home includes a single undercover carport for everyday convenience.

Year-round comfort has been thoughtfully catered with ducted evaporative cooling, reverse-cycle wall heating and cooling, Rinnai gas heating and roller shutters fitted to both bedrooms and the

2 1 1

FOR SALE

Please Call

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.



lounge, providing additional security, privacy and energy efficiency.

Positioned amongst established units in a peaceful pocket of Gawler South, this property enjoys the perfect balance of privacy and convenience. Gawler's vibrant Murray Street shopping precinct is just minutes away, offering cafés, restaurants, supermarkets and specialty stores.

Property details:

Built: 1993

Land size: 169sqm (approx.)

Unit size: 75sqm (approx.)

Strata Plan Strata fees: \$584.00 per quarter (approx.), including building insurance, common ground maintenance, strata management, insurance for shared utilities and annual pest inspections.

Strata Sinking Fund: \$125.25

Title CT: 5163/900

Council: Town of Gawler

Council rates: \$414.00 per quarter (approx.) 25/26 financial year.

Connections: Mains gas, power, sewer, water and gas hot water unit.

A great, low-maintenance unit 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	1W6MG54
Property Type	Unit
House Size	75 m2
Land Area	169 m2
Including	Air Conditioning Evaporative Cooling Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced

Darren Hutton 0408 086 249

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Unit 3/32a Seventh Street,
GAWLER SOUTH



Living:	63.675QM
Carport:	19.015QM
Shed:	4.755QM
TOTAL:	87.435QM



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