




23 Gosford Street, Gawler West

## Fantastic home or investment with limitless opportunity!

This amazing home on a substantial near 1000 sqm (approx.) corner allotment boasts immense opportunity & comes with an array of recent upgrades for your enjoyment, convenience, & security. In great condition, this home offers a spacious 4 bedroom layout & is positioned close by to an abundance of everyday amenities & travel routes. Offering secure vehicle storage with 2 points of access alongside an automatic side gate & substantial shedding, this is certainly a unique & exciting opportunity that will not last long!

### Property Features:

- 4 generously sized bedrooms with ceiling fans.
- Bedroom 1, 2, & 3 with built-in robes.
- Main bathroom in great condition.
- Fantastic original kitchen with ample bench space, cabinetry, & appliance options.
- Neat & tidy dining space.
- Spacious & cozy living room with separate gas heating.
- Laundry offering external access.
- Sectioned off outdoor space with newly installed automatic gate & fence providing access.
- Large powered shed with carport extension capable of safely

4  1  2 

**FOR SALE**  
\$600,000 - \$660,000

**VIEW**  
Sat 2nd May @ 10:00AM - 10:30AM

**AGENTS**  
Matthew Nudo  
0497 804 034  
matthewn@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**

- storing multiple vehicles.
- Carport with automatic roller door for shed access.
- Further shedding to the rear of the property.
- Sizeable rear & front yard space in good condition & easily maintainable.
- Verandah extending from the main home at the rear.
- Ducted reverse cycle heating & cooling.
- Living, bedroom 1 2 & 3 with roller shutters.
- High quality window treatments & surface materials throughout.
- Protective screen door installed.
- 4 security cameras (approx.)
- 2x 24 meter (approx.) frontages.
- Convenient positioning.

Close to local amenities such as Xavier College Primary & Trinity College Gawler. A short drive from Gawler main street & Main North Road. 5 minutes (approx.) to the Northern Expressway & 45 minutes (approx.) from Adelaide's CBD.

If you are interested in this exciting opportunity, please contact Matthew Nudo on 0497 804 034 for any enquiries or to register your interest.

CT/ 5611 / 814  
 Land size / 999m2 (approx.)  
 Internal Living / 87m2 (approx.)  
 Year Built / 1975

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	1W0XG54
Property Type	House
House Size	87 m2
Land Area	999 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Evaporative Cooling Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank



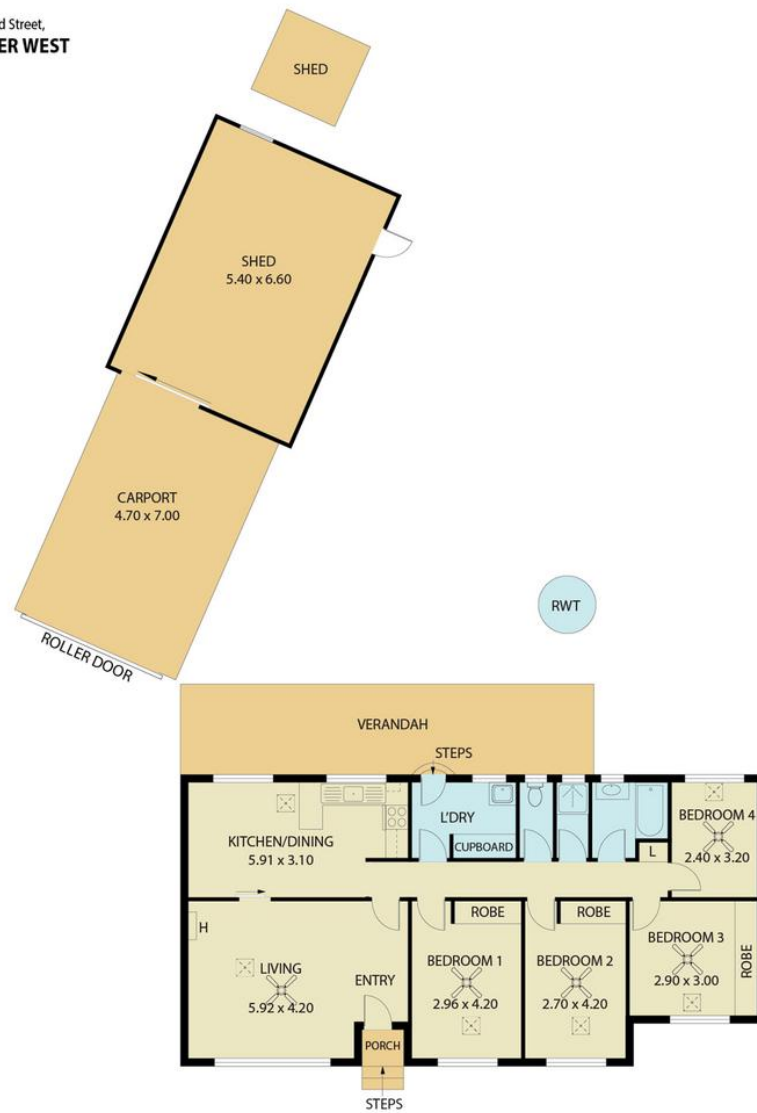
**Matthew Nudo 0497 804 034**  
 Sales Specialist | [matthewn@ljhsales.com.au](mailto:matthewn@ljhsales.com.au)

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23 Gosford Street,  
GAWLER WEST



Living: 115.42SQ.M  
Porch/Verandah: 28.56SQ.M  
Shed/Workshop: 39.34SQ.M  
Carport: 32.90SQ.M

**TOTAL: 216.22SQ.M**

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