



6 Mulga Street, Gawler West

## Calling all Investors & First Home Owners!

Situated on approximately 482m<sup>2</sup> of land, this 3-bedroom home is conveniently located moments from the heart of Gawler, public transport, local parks & schooling.




Features include-

- 3 double size bedrooms.
- Spacious lounge/living room.
- Updated kitchen with plenty of storage & quality appliances including dishwasher.
- Centrally located main bathroom with separate toilet.
- Reverse cycle heating & cooling.
- Undercover carport with drive through access to back yard.
- Tenanted until July 2026.

For any further information, or to make a time to inspect this property, please contact Jared Lund on 0433 762 225.

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

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.

3  1  1 

**FOR SALE**

Under Contract - Contact Jared Lund

**AGENTS**

Jared Lund  
0433 762 225  
jaredl@ljhsales.com.au

Matthew Nudo  
0497 804 034  
matthewn@ljhsales.com.au

**AGENCY**

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

 **LJ Hooker**

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	1W0JG54
Property Type	House
House Size	109 m2
Land Area	482 m2
Including	Air Conditioning Built-in-Robes Fully Fenced

### Jared Lund 0433 762 225

Managing Director | Sales Specialist | [jaredl@ljhsales.com.au](mailto:jaredl@ljhsales.com.au)

### Matthew Nudo 0497 804 034

Sales Specialist | [matthewn@ljhsales.com.au](mailto:matthewn@ljhsales.com.au)

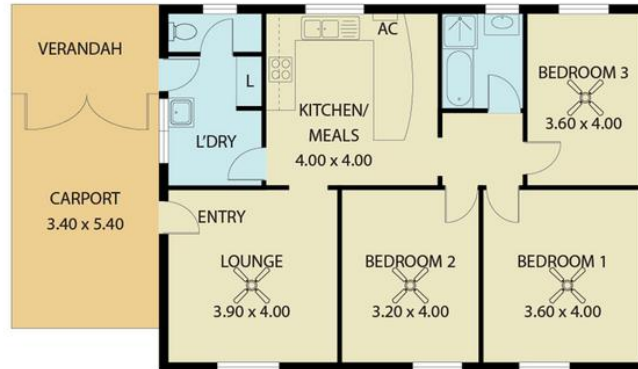
### LJ Hooker Property Specialists Gawler | Barossa (08) 8522 3311

26 Adelaide Road, GAWLER SA 5118

[gawlerbarossa.ljhooker.com.au](http://gawlerbarossa.ljhooker.com.au) | [gawler@ljhsupport.com.au](mailto:gawler@ljhsupport.com.au)



6 Mulga Street,  
**GAWLER WEST**



Living:	83.56SQ.M
Verandah:	8.54SQ.M
Carport:	13.86SQ.M
<b>TOTAL:</b>	<b>105.96SQ.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.