



11 Barli Crescent, Gepps Cross

Traditional Family Home With Abundance of Potential!

Auction Location: 11 Barli Crescent, Gepps Cross SA 5094

Originally built in 1967, this traditional family home offers a great opportunity for a variety of buyers in the marketplace and in a location that has everything you need at your fingertips. Whether you are looking to become a part of this tight community and create the family home you are after, or potentially interested in retaining this sizable land of 620sqm (approx.) for years to come, this one is certainly in your ballpark!

Features To Love:

- Three Bedrooms, bedroom two and three with ceiling fans
- Double sized master bedroom
- Original bathroom with separate toilet
- Shaped living and dining room containing wall unit air-conditioner
- Kitchen fitted with gas cooktop and additional mounted air-conditioner
- Undercover outdoor entertaining overlooking large open yard
- Garden shed
- Manual roller door double carport with rear access
- 3.5kw Solar system included

3 1 1

FOR SALE

Auction - Saturday, June 27th at 11:30am on-site

AGENTS

Robert Bonelli
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robertb@ljhsales.com.au

AGENCY

LJ Hooker Property Specialists
(08) 8289 6660

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.



- 620sqm (approx.) easement free allotment
- Wide 22.25m (approx.) frontage with dual concrete driveways

The location provides buyers a convenient lifestyle with public transport virtually on your doorstep and commuting accessible in every direction. Local shopping and larger shopping nearby, as well as parks, sporting facilities and schooling in close proximity as well as zoning to Roma Mitchell Secondary School as well!

Enquire with Robert Bonelli today to register your interest!

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 208516

MORE DETAILS

Property ID	2DGUGJU
Property Type	House
House Size	106 m2
Land Area	620 m2
Including	Secure Parking Solar Panels

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237m²

TOTAL

106m²

Living

9m²

Shed

5m²

Porch

23m²

Verandah

94m²

Carport/
Pergola

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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 **LJ Hooker**