



6 Brabham Crescent, Gulfview Heights

## A Solid Opportunity Offering Family Comfort & Everyday Convenience

Discover a home that offers space, comfort, and effortless living in this charming 1973 solid brick residence - perfectly suited to first home buyers, young families, investors or developers (subject to necessary consents).

Set on a generous 750sqm (approx.) allotment with a wide 29.89m (approx.) frontage, this is a home where lifestyle takes centre stage. There's room for kids to play, space to entertain and potential to create something truly special down the track.

Inside, you'll find a light-filled interior designed for relaxed everyday living. A spacious lounge room welcomes you in, bathed in natural light and offering the perfect place to unwind with family or entertain guests. The updated kitchen is both stylish and functional, featuring a gas cooktop, walk-in pantry, breakfast bar and plenty of storage - ideal for busy households and home cooks alike.

The home offers three inviting bedrooms, each fitted with plantation shutters and ceiling fans, creating comfortable private retreats. Year-

3 1 2

**FOR SALE**  
\$889,000 - \$949,000

**VIEW**  
Sat 9th May @ 11:15AM - 11:45AM

**AGENTS**  
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**AGENCY**  
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Interested parties must rely solely on their own enquiries.

**LJ Hooker**

round comfort is assured with ducted gas heating and ducted evaporative air conditioning, while solar panels and a gas hot water system help keep living costs in check.

Step outside and you'll discover where this home really shines - a full-length veranda that sets the scene for weekend BBQs, long lunches, and evening catch-ups with friends. The backyard offers plenty of space to enjoy the outdoors, whether it's for gardening, kids, pets, or simply unwinding. A storage and garden shed add practicality, while the double carport provides ample room for multiple vehicles.

Features you will love:

- Three generously sized bedrooms, all fitted with plantation shutters and ceiling fans for year-round comfort
- " Impressive 29.89m (approx.) frontage on a spacious 750m<sup>2</sup> (approx.) allotment, offering excellent street presence and future potential
- Updated kitchen featuring a gas cooktop, walk-in pantry, breakfast bar, and abundant storage - perfect for everyday living and entertaining
- Light-filled and spacious lounge room complemented by stylish plantation shutters
- Ducted gas heating throughout, ensuring warmth during cooler months
- Ducted evaporative air conditioning providing efficient cooling in summer
- Gas hot water system for reliable and cost-effective performance
- Energy-saving solar panel system to help reduce electricity costs
- Full-length veranda, ideal for outdoor entertaining, relaxing, or hosting family gatherings
- Well-maintained backyard with both a garden shed and additional storage shed for tools and equipment
- Double carport with ample space for multiple vehicles, trailers, or caravans
- Solid brick construction (circa 1973)

Perfectly positioned near Gulfview Heights Primary School and Kiekebusch Reserve, this home delivers a lifestyle of ease and everyday convenience, with quality schools, shopping centres, and public transport all close at hand. Whether you're raising a family, stepping into your first home, investing, or considering future possibilities, this property offers exceptional flexibility to suit your changing needs - making it a place you can truly settle into and enjoy for years to come.

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

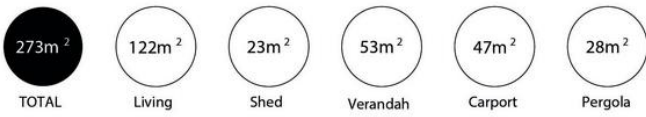
Property ID 2DCDGJU  
Property Type House  
House Size 123 m2  
Land Area 750 m2  
Including Evaporative Cooling  
Outdoor Entertaining  
Fully Fenced  
Solar Panels

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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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