



20 Albert Street, Hamley Bridge

Your New Life Starts Here!

It is a pleasure to offer the fortunate new owner this lovingly maintained family home with rural views and space with a lifestyle that others will envy.

The flexible floor plan offers multiple living areas, including the formal lounge, dining area and family room, plus a fully enclosed rear verandah that's perfect for year-round entertaining and ready for you to enjoy.

This fully fenced property offers so much, with lots of off-street parking, garaging for multiple vehicles, workshop and double carport, making it perfect for all your cars, toys, caravans, boats and hobbies, ensuring it ticks lots of boxes for you, the family or tradie needing that extra space.

You will love:

- Flexible floor plan with multiple living areas.
- Well-appointed & centrally located kitchen.
- Formal lounge & separate family room.
- 3 double bedrooms, all with built-in robes.
- Fully enclosed all-weather rear verandah.
- Split system air conditioning provides heating & cooling.
- Garaging for 3 vehicles, workshop, shedding & double carport.

3 1 5

FOR SALE
Contact Agent

AGENTS

Steve Lund
0474 991 234
stevel@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.



- Possible future development & subdivision (STCC).
- Large allotment of approximately 2512sqm with no easements.

So, consider moving to and becoming part of the local community of Hamley Bridge with all the benefits that this historic town offers, and living just a short stroll to the town centre and local amenities.

For any further information, or to make a time to inspect, please contact Steve Lund on 0474 991 234.

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	1W84G54
Property Type	House
House Size	138 m2
Land Area	2512 m2
Including	Air Conditioning
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced

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HAMLEY BRIDGE



SITE PLAN
NOT TO SCALE

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