



2 Osprey Parade, Hewett

Undeniably Astonishing - Inspection by appointment only

Absolutely incredible. Positioned before beautiful hill views in the esteemed suburb of Hewett, is a perfect blend of modernity & space. It's split level design boasting 2 living spaces, magnificent outdoor entertainment & living features throughout will leave you in awe. Being positioned on a corner allotment with side access convenience, & having extensive modern upgrades implemented throughout, this is certainly a rare & desirable opportunity.

Property Features:

- Master bedroom with ensuite & walk-in robe.
- Bedroom 2, 3, 4 & 5 generously sized.
- Seamlessly flowing main bathroom.
- Lounge room with ceiling fan as second living area.
- Incredibly spacious split level kitchen, family & dining space.
- Kitchen with walk-in pantry, extensive bench space & cabinetry alongside high end appliances.
- "Skylight" digital family calendar in kitchen for organisational convenience.
- Laundry offering external access.
- Magnificent pitched roof verandah, decked & with stunning hillside views, perfect for entertaining with an outdoor mini bar/ fridge set-

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FOR SALE
\$950,000 - \$1,000,000

VIEW
Wed 8th Apr @ 5:30PM - 6:00PM

AGENTS
Matthew Nudo
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Jared Lund
0433 762 225
jaredl@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**

- up.
- Well maintained backyard with garden shed offering a wealth of space & side access.
 - Double garage with automatic roller doors & rear access.
 - Reverse cycle heating & cooling.
 - Automatic roller shutters on all windows except bathrooms & dining room.
 - Ceiling fans in all bedrooms.
 - Bedroom 3 & 4 with built-in robes.
 - High quality window treatments & surface materials throughout.
 - 5 security cameras (approx.)
 - 2.5kw (approx.) of solar.
 - 10,000L (approx.) rainwater tank.
 - 2x electric vehicle batteries in garage.
 - Highly desirable location & positioning.
 - Nature reserve & walking trails at your fingertips.

Close to local amenities such as Hewett Primary School, Xavier College, & Gawler Main Street Shopping. A short drive from the heart of Gawler & easy access to the Northern Expressway. A small distance from Main North Road & 50 minutes (approx.) from Adelaide's CBD.

If you are interested in this incredible opportunity, please contact Matthew Nudo on 0497 804 034 or Jared Lund on 0433 762 225 for any enquiries or to register your interest. This will not last long!

CT/ 5264 / 111
Land size / 884m2 (approx.)
Internal Living / 214m2 (approx.)
Year Built / 1999

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 1VYCG54
Property Type House
House Size 214 m2
Land Area 884 m2
Including Ensuite
Air Conditioning
Ducted Cooling
Ducted Heating
Evaporative Cooling
Deck
Dishwasher
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

Jared Lund 0433 762 225

Managing Director | Sales Specialist | jaredl@ljhsales.com.au

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2 Osprey Parade,
HEWETT



Living:	173.00SQ.M
Garage:	32.94SQ.M
Verandah:	10.00SQ.M
Entertaining:	47.85SQ.M
Shed:	19.47SQ.M
TOTAL:	283.26SQ.M

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