



7 Shrike Place, Hewett

## Perfectly Positioned!

Perfectly positioned on a private no-through-road, this custom designed split-level family home has been loved & maintained to the highest standard from the moment it was constructed in 2007. With 654m<sup>2</sup> (approx.) of land, multiple living spaces, beautiful views & a strong family neighbourhood, this property is sure to be in high demand.

Features include-

- Huge master suite with ceiling fan, walk-in robe & ensuite.
- Bedrooms 2,3 & 4 with built-in robes & ceiling fans.
- Main bathroom with separate toilet.
- Updated kitchen with quality appliances including dishwasher.
- Separate lounge room to the front of the home.
- Primary open plan living/dining space practically designed to allow flexibility to suit your needs.
- Ducted evaporative cooling & gas heating throughout.
- Undercover outdoor entertaining area with beautiful outlook over back yard
- 4.25kW solar system, 9.8kWh battery & Tesla EV charger connected.
- Double garage under the main roof with automatic roller doors as well as rear roller door access & direct internal access.
- Gated side access providing additional off-street parking ideal for

4 2 2

### FOR SALE

Please Call

### 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

- small caravan or trailer.
- Established gardens including large lawn area, established roses & flowering ash trees.
  - Walking distance to Hewett Primary School, public transport & local shops.

For any further information, or to make a time to inspect, 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 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	1VVBG54
Property Type	House
House Size	208 m <sup>2</sup>
Land Area	654 m <sup>2</sup>
Including	
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Remote Garage
	Solar Panels



## 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)



Living:	168.74SQ.M
Garage:	34.52SQ.M
Shed:	4.84SQ.M
Verandah:	43.80SQ.M
<b>TOTAL:</b>	<b>251.90SQ.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.