

Hewett, 9 Egret Place

Stunning 5-Bedroom Family Home!

5 2 2

Discover the ultimate built Ian Wood design family home, a spacious elevated home ideally positioned on the high side of Egret Place.

The ground level features a 5th bedroom or a perfect work from home studio/office space and a bonus storage cupboard under the staircase.

The upper level boasts a luxurious master bedroom with ensuite with corner spa bath and a walk-in robe and bedrooms 2, 3 and 4. It also offers picturesque views, open plan family living with recently updated modern kitchen and a study/dining room which opens out onto the spacious undercover entertaining area, ideal for large gatherings.

Outside you will find a split-level garden with veggie garden set up, for keen gardeners, fire pit area and a shed. The double garage has direct access into the home and includes semi enclosed private storage.

For Sale
Please Call

View
ljhooker.com.au/1UWKG54

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Disclaimer: 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.

Features include:

- * Spacious 5 bedrooms.
- * Master bedroom with ensuite, walk-in robe, roller shutter and ceiling fan.
- * Bedrooms 2 and 3 with built-in robes.
- * Bedrooms 2, 3 and 4 have ceiling fans.
- * Bedroom 5 or the perfect home office or work studio.
- * Balcony with views overlooking Hewett and surrounds.
- * New floating floorboards throughout.
- * Large laundry area with ample storage and bench space.
- * Open plan living.
- * Family room with roller shutter and stunning views.
- * Meals area with sliding doors opening to outdoor area.
- * Updated modern, and stylish kitchen, with new appliances and plenty of bench space.
- * Study/dining room with sliding doors, which could potentially be turned into a butler's pantry.
- * Massive outdoor undercover entertaining area with gabled roof.
- * Fire pit area, to sit and unwind.
- * Double garage with direct access into the home.
- * 3 Phase power to property.
- * Inverter Ducted heating and cooling (zoned to all areas of the home).
- * AC panel solar system 8.2kwatts.
- * Instant gas hot water.
- * Well-manicured gardens.
- * Ample rainwater storage.
- * Ample off-street parking.
- * Seven vegetable garden beds, waiting for spring planting
- * Fruit trees including apple, mandarin, grafted lemon and lime plus plum tree.
- * Built 1999.
- * Living 237sqm.
- * Land 1008sqm.

This home is perfect for a large or growing family seeking convenience, comfort, and space.

Only a short walk to Hewett Primary School and has easy access to the Northern Expressway and Murray Street, Gawler. Don't miss out on this exceptional opportunity! For further enquiries, please contact Darren Hutton on 0408 086 249.

Fun Fact: An egret is a type of heron characterized by its white or buff plumage and long legs. It wades in water while hunting for fish and other small aquatic creatures. Egrets are known for their graceful appearance and are often found in wetlands, coastal regions, and along the edges of lakes and rivers.

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 either of our two LJ Hooker Property



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Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 305453

More About this Property

Property ID	1UWKG54
Property Type	House
House Size	237 m ²
Land Area	1008 m ²
Including	Study Air Conditioning Ducted Cooling Ducted Heating Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank

Darren Hutton 0408 086 249

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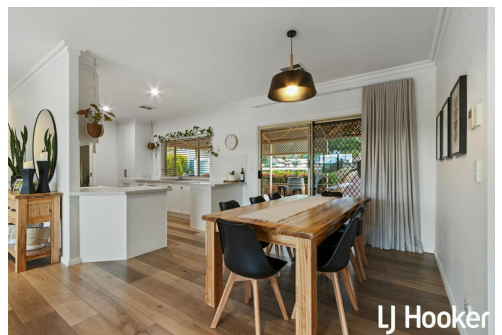
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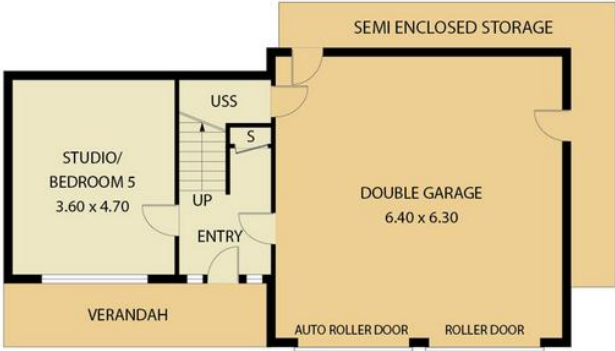


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UPPER FLOOR



LOWER FLOOR

Living:	230.96SQ.M
Garage:	45.31SQ.M
Verandah:	17.79SQ.M
Balcony:	9.08SQ.M
TOTAL:	304.14SQ.M

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