



12 Memorial Court, Kersbrook

Family Living!

Set on a quiet court with a welcoming, family-friendly atmosphere, this spacious home sits on an expansive 1,152m² allotment and offers everything your family could possibly need. It's a fantastic opportunity to secure a home with room to grow, loads of features already in place, and plenty of space for both lifestyle and practicality. With ample parking and rear yard access, it's ideal for families with recreational vehicles, boats, or trades.

Located in a peaceful pocket of Kersbrook, this home offers the tranquility and space of the Adelaide Hills, while still being conveniently located just 25 minutes from Gawler, 30 minutes from Elizabeth City Centre, and around 35 minutes from Tea Tree Plaza.

Features Include:

- Main bedroom with walk-in robe and ensuite.
- Bedrooms 3 and 4 with built-in robes.
- Formal dining area.
- Second lounge/ living room.
- Open-plan meals and dining area with combustion heater and large windows to enjoy scenic views.
- Kitchen with ample cabinetry, generous bench space, walk-in pantry, dishwasher, and gas cooktop.
- Study/ home office.

4  2  2 

FOR SALE
\$899,000 - \$949,000

AGENTS

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AGENCY

LJ Hooker Property Specialists Gawler |
Barossa
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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**

- Reverse cycle air conditioning.
- Large pergola- perfect for year-round outdoor entertaining.
- Double garage with rear yard access.
- Huge 12m x 6m shed with power, concrete floor, water, and a combustion heater.
- Additional 4.8m x 3.2m shed.
- Generator switch-over box for added peace of mind.
- 22,500L rainwater tank plumbed to the house.

For any further information or to make a time to inspect this property, please contact Maigen Norman on 0418 557 597.

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	1VKVG54
Property Type	House
House Size	222 m2
Land Area	1152 m2
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Remote Garage Water Tank

Maigen Norman 0418 557 597

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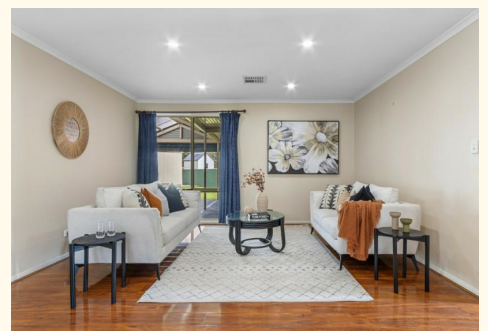
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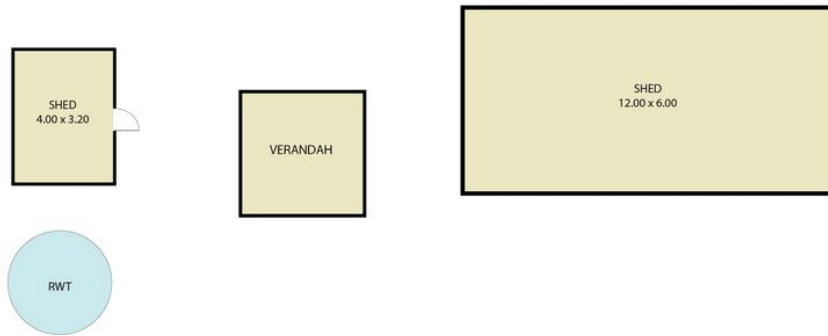
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12 Memorial Court,
KERSBROOK



Living:	203.43SQM
Garage:	34.65SQM
Shed:	12.80SQM
Pergola:	33.09SQM
TOTAL:	283.975QM

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