



48 Germantown Road, Lewiston

## Conceptually designed residence!

Offers closing Monday, 10th of November, at 10:00am, unless sold prior (USP)

This gorgeous Gallery Living built home is a refreshing combination of acreage & luxury living! With an incredible abundance of land at your fingertips this home caters for a flexible & comfortable lifestyle offering a spacious & intricately designed floorplan. Boasting unmeasurable potential in a tranquil & desirable location, this exciting opportunity could be yours!

### Property Features:

- Master bedroom with ensuite & walk-in robe.
- Bedroom 2 & 3 comfortably sized.
- Bedroom 4 well suited for a study.
- Modern main bathroom.
- Lounge room generously sized.
- Seamless dining & living layout.
- Intricately designed kitchen with walk-in pantry & suburb finishes.
- Laundry with external access to fenced backyard space.
- Outdoor entertainment area offering extensive potential.
- Undercover spa (not included in the sale) with bali hut.

4  2  2 

**FOR SALE**  
Contact Agent

### AGENTS

Matthew Nudo  
0497 804 034  
matthewn@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**

- Established fenced paddocks.
- Heritage cottage & building to the rear providing exciting potential.
- Established caravan inclusive in the sale
- Extensive shedding to the rear of the property.
- Drive through access from the front to the rear of the property.
- Double garage with automatic roller door.
- Built-in robes in bedroom 2, & 3.
- Ample storage options throughout.
- Reverse cycle heating & cooling.
- Ceiling fans in all bedrooms.
- Modified "Picasso 250" Gallery Living build.
- Eco friendly & efficient design providing unique opportunity to maximise the home's natural light & maintain comfortable room temperatures throughout the year.
- High quality window treatments & surface materials throughout.
- 25,000L (approx.) rainwater capacity.
- 12 kw (approx.) of solar panels with 13.3 kw (approx.) battery.
- Highly desired & quiet location.

Close to local amenities such as Xavier College Two Wells, Trinity College Gawler River as well as IGA Local Grocer Two Wells. Under 10 Minutes from the heart of Two Wells & Angle Vale, under 10 minutes from Princess Highway (approx.) Light traffic local roads & 40 minutes from Adelaide's CBD (approx.)

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

CT/ 6094 / 947  
 Land size / 2.63 acres (approx)  
 Internal Living / 200m2 (approx.)  
 Year Built / 2016

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 1VQAG54  
Property Type AcreageSemi-rural  
House Size 200 m2  
Land Area 10643 m2  
Including Ensuite  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Dishwasher  
Floorboards  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Solar Panels  
Water Tank

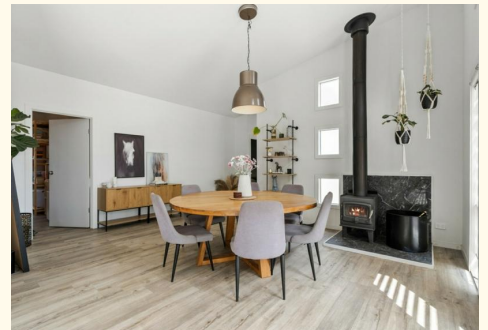
**Matthew Nudo 0497 804 034**

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)



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48 Germantown Road,  
**LEWISTON**



Living:	200.225Q.M
Garage:	37.435Q.M
Pergola:	23.115Q.M
<b>TOTAL:</b>	<b>260.765Q.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.