



Lewiston, 13 Aunger Road

A true lifestyle property!

This magnificent lifestyle property is set on approximately 2.051 acres of practically designed & well-established land. With a spacious 3-bedroom family home, multiple living spaces & significant improvements to the land to maximise your enjoyment, you are sure to be impressed upon inspection.

Features include:

- * 3 bedrooms.
- * Walk-in robe to the master bedroom & ceiling fans to all bedrooms.
- * Impressively updated main bathroom with separate toilet.
- * Modern kitchen with 900mm oven/cooktop/rangehood as well as dishwasher.
- * Open plan kitchen/meals room opening to the rear entertaining area.
- * Separate lounge & dining rooms of practical proportions.



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.

3 1 6

For Sale

\$549,000 - \$599,000

View

ljhooker.com.au/1U3QG54

Contact

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LJ Hooker Gawler | Barossa
(08) 8522 3311

- * Ducted evaporative cooling, reverse cycle wall unit & combustion wood fire.
- * 10.6 kW (approx.) of solar power connected to the home.
- * Detached rumpus/teenagers retreat with reverse cycle heating & cooling.
- * Huge undercover semi enclosed outdoor entertaining area.
- * Inviting front verandah area with decking providing an option when outdoor entertaining.
- * 9m X 6m shed with concrete floor, power & plumbed water.
- * Caravan/boat shelter with power & water.
- * Hexagonal fire pit area with seating for 12 people.
- * Horse yards, chicken runs, vegetable gardens & small variety orchard with 12 established fruit trees.

This is the perfect property for those who are looking to embrace all that comes with living on a true lifestyle property. For any further information or to make a time to inspect this property, 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 either of our two LJ Hooker Property 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



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More About this Property

Property ID	1U3QG54
Property Type	House
House Size	100 acre
Land Area	2.05 acre
Including	Air Conditioning Deck Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Solar Panels

Jared Lund

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

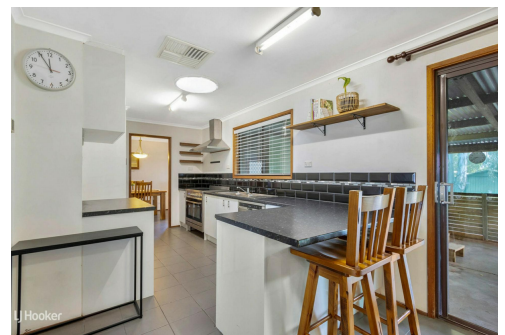
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13 Auger Road,
LEWISTON



Living: 99.10SQ.M
Verandah/Shaded: 145.02SQ.M
Carport/Shed: 94.02SQ.M
Rumpus: 17.48SQ.M

TOTAL: 355.62SQ.M



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