



Mallala, 46 Dublin Road

Well Maintained Home on Acreage



Nestled on the outskirts of Mallala Township, this transportable ranch-style home was built in 1985 and offers approximately 189sqm of living space on a generous 4.027-acre block. With its mix of rural charm and modern comforts, this property is ideal for families seeking room to grow, hobby farmers, car and horse enthusiasts, or anyone dreaming of a lifestyle away from the city rush.

Features include:

- * Enjoy a formal lounge, a large family room, and a well-designed meals area for ample family time.
- * Three spacious bedrooms are provided, including a master suite complete with an ensuite and a walk-in robe.
- * The third bedroom comes with a built-in robe for ample storage.
- * The Baltic pine kitchen is a highlight, equipped with a 900 mm gas cooktop, electric oven,

For Sale
CONTACT AGENT

View
ljhooker.com.au/1VAFG54

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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.

Pura tap, and plenty of storage space.

- * Wood combustion heating and ducted evaporative cooling, ensure comfort year-round.
- * Recent improvements include new hybrid flooring in key living areas, fresh carpets in all the bedrooms, updated laundry, new interior doors, day and night blinds throughout, and a split system in the master bedroom.
- * The large undercover entertaining area is perfect for gatherings, while the well-fenced yard-complete with bird aviaries-offers privacy and security.
- * For horse enthusiasts, the property features a two-bay semi-enclosed shed with fenced rear paddocks and a small feed shed.
- * A solar system with 30 panels helps reduce energy costs and supports an eco-friendly lifestyle.
- * A wide frontage and flat rear paddocks enhance the property's appeal for further development.

* Multiple sheds and storage areas are included:

A garage approximately 9 m x 6 m in size.

An additional shed (4.40 m x 2.10 m).

A larger implement shed (7.80 m x 12.20 m).

A workshop/car storage area (15 m x 4 m).

This property is ideally situated, only a 25-minute drive to Gawler, 10 minutes to the Port Wakefield Highway, and 40 minutes to Adelaide's CBD. It offers the perfect blend of rural serenity with quick access to city amenities, and it's a short, hassle-free drive to nearby Two Wells Xavier Campus.

For further information please contact Darren Hutton on 0408 086 249.

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



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More About this Property

Property ID	1VAFG54
Property Type	House
House Size	189 m2
Land Area	4.03 acre
Including	Air Conditioning Ducted Cooling Evaporative Cooling Fire Place Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Solar Panels

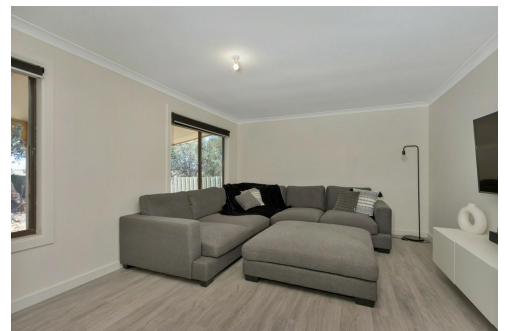
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MALLALA



Living:	179.575Q.M
Pergola/Aviary:	88.785Q.M
Verandah:	120.955Q.M
Shed/Stables:	269.405Q.M
TOTAL:	658.705Q.M

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