



Morgan, 4 Seventh Street

A True Gem!

Welcome to your new home in the heart of Morgan, Riverland! This charming three-bedroom home is a true testament to care and quality, lovingly maintained by its current owners.

Situated on a generous 1039sqm corner allotment, the property boasts ample space for outdoor entertaining, gardening, and potential future expansions. Easy and convenient rear access, perfect for parking, storage, or even setting up your dream workshop. Imagine waking up in this beautiful home, where every corner tells a story of meticulous upkeep and thoughtful design.

The lush garden, the spacious interiors, Morgan's charming community and the serene Riverland backdrop make this property a perfect fit for families, retirees, or anyone looking for a peaceful retreat, a permanent residence or a delightful weekend escape, this property has it all!



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 2

For Sale
\$360,000 - \$390,000

View
l.jhooker.com.au/1UWNG54

Contact
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LJ Hooker Gawler | Barossa
(08) 8522 3311

Features include:

- * Main bedroom and bedroom 2 with built-in robes and split system air conditioning.
- * Kitchen complete with ample cabinetry and bench space, walk-in pantry and electric stove top.
- * Spacious main living area with combustion heater and split system air conditioner.
- * Roller shutters for extra privacy and security.
- * Gas hot water system.
- * Septic system.
- * 6.6KW solar system.
- * Rain water tank.
- * Landscaped yard with irrigation system.
- * Generous size shed.
- * Side access.
- * Large undercover carport with enough space for a caravan and vehicles.

For further enquiries, please contact Maigen Norman on 0418 557 597

CT / 5314/997

Land size / 1039 approx.

Internal living / 129m²

Year Built / 1984

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	1UWNG54
Property Type	House
House Size	129 m ²
Land Area	1039 m ²
Including	Air Conditioning Outdoor Entertaining Floorboards Workshop Built-in-Robes Solar Panels Water Tank

Maigen Norman 0418 557 597

Sales Specialist | maigenn@ljhsales.com.au

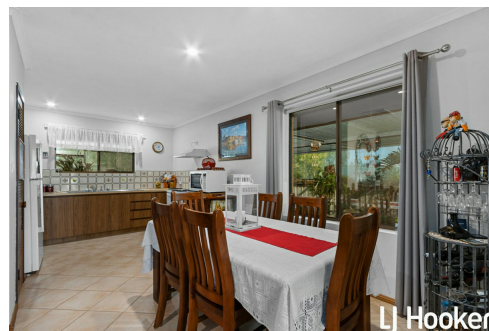
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4 Seventh Street,
MORGAN



Living:	113.96SQ.M
Shaded:	133.40SQ.M
Carport/Porch:	37.00SQ.M
Shed:	40.00SQ.M
TOTAL:	324.36SQ.M

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