



13/76 Gawler Street, Mount Barker

## **SOLD - By Anna & Phil - LJ Hooker**

Set In the Heart of Mount Barker




No car needed! Just a very short stroll to main street pubs and cafes and all of Mount Barker Central Shopping Precinct.

Ideal opportunity for savvy investors, first home buyers or someone looking to downsize.

Perfectly positioned in central Mount Barker, within a highly sought after and well-maintained group, this appealing residence comprises 2 bedrooms, open plan kitchen, dining and living area, secure courtyard.

Features include:

- Brand new roof
- Open plan living and dining area
- Two bedrooms with built-in robes
- Beautifully renovated modern kitchen
- Separate laundry
- Ducted air-conditioning throughout
- Slow combustion fire

2  1  1 

### **FOR SALE**

Please Call

### **AGENTS**

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### **AGENCY**

LJ Hooker Mount Barker  
(08) 8398 6300

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.



- Single carport
- Private fully fenced rear courtyard
- Garden shed

Conveniently located, within short stroll to shopping centres, cafes, restaurants, quality schooling, public transport and only a 30 minute drive from the Adelaide CBD.

Don't miss out on this one!

Year built: 1984

Council Rates: \$2,249.64 (approx.) per annum

Strata Fees: \$500.00 (approx.) per quarter

Water Rates: Supply \$82.30 (approx.) per quarter

ESL: \$92.05 (approx.) per annum

## MORE DETAILS

Property ID	14HXFDQ
Property Type	House
Including	Toilets (1)

**Anna Locke 0402 474 501**

Sales Consultant | [alocke@ljhmtbarker.com.au](mailto:alocke@ljhmtbarker.com.au)

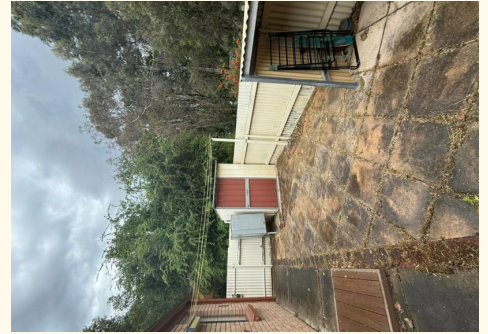
**Phil Chapman 0418 846 052**

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**121m<sup>2</sup>**

**TOTAL**

**65m<sup>2</sup>**

Living

**2m<sup>2</sup>**

Shed

**17m<sup>2</sup>**

Carport

**9m<sup>2</sup>**

Verandah

**28m<sup>2</sup>**

Paved Courtyard

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.