



## Nuriootpa, 35 Gawler Street

### The Perfect Family Home!

This picturesque home, sitting on a sizeable 849m2 (approx.) allotment boasts extensive outdoor & indoor living features. With 5 bedrooms, 1 bathroom & multiple living spaces, this beautiful home offers a spacious & flexible lifestyle. Convenience is held a priority with this home, featuring a wealth of parking to the front, followed by drive through access to the rear.

#### Property Features:

- \* 4 comfortably sized bedrooms with built-in robes.
- \* Bedroom 1, 2, & 3 with ceiling fans.
- \* Study with potential for 5th bedroom.
- \* Spacious main bathroom.
- \* Original open plan kitchen & dining space with ample built-in storage & dishwasher.
- \* Family room to the front of the home featuring a combustion heater.

5 1 2

#### For Sale

Best Offers by 3/3/2025 at 10am (USP)

#### View

[ljhooker.com.au/1VA1G54](https://ljhooker.com.au/1VA1G54)

#### Contact

##### Matthew Nudo

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##### Maigen Norman

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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.

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**(08) 8522 3311**

- \* Split level lounge room with ceiling fan.
- \* Laundry with external access.
- \* Undercover outdoor entertaining with outdoor kitchen.
- \* Sizeable low maintenance backyard.
- \* Extensive parking to the front of the property.
- \* Carport extending off the garage.
- \* Single garage with automatic roller door and drive through access to the rear.
- \* Shedding positioned in front of the rear roller door capable of vehicle storage.
- \* 3 x heating & cooling split systems throughout the home
- \* Roller shutters to the front of the home.
- \* High quality window treatments throughout.
- \* 2x 10,000L (approx.) rainwater tanks to the rear of the property.
- \* Septic tank sewage system.
- \* Mains water.

Close to local amenities such as Nuriootpa Primary & High School as well as Barossa Central Shopping Mall . Under 5 Minutes from Sturt Highway & 25 minutes from Gawler (approx.)  
60 minutes from Adelaide CBD (approx.)

If you are interested in this amazing home, be sure to get in quick as this opportunity will not last long! Please contact Matthew Nudo on 0497 804 034 or Maigen Norman on 0418 557 597 for any enquiries or to register your interest.

Offers will be closing on Monday the 3rd of March 2025 at 10:00am unless sold prior (USP).

CT/ 5554/263  
Land size / 849m2 (approx)  
Internal Living / 167m2 (approx.)  
Year Built / 1959

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	1VA1G54
Property Type	House
House Size	167 m2
Land Area	849 m2
Including	Study Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

### Matthew Nudo 0497 804 034

Sales Specialist | [matthewn@ljhsales.com.au](mailto:matthewn@ljhsales.com.au)

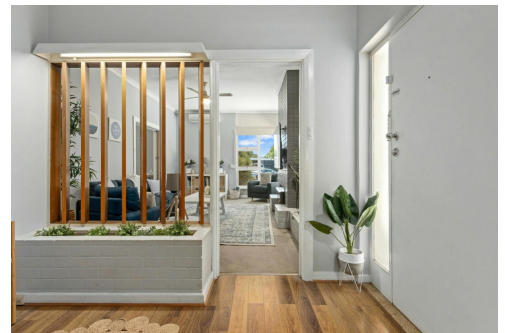
### Maigen Norman 0418 557 597

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35 Gawler Street,  
**NURIOOTPA**



Living:	SQM
Verandah/Enter:	SQM
Carport/Garage:	SQM
Shed:	SQM
<b>TOTAL:</b>	<b>135.625SQ.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.