



## Penfield, 445 Heaslip Road

Opportunity awaits!

Situated just moments from prominent industrial parks, Edinburgh RAAF base & conveniently positioned just off the Northern Expressway, this 4.040Ha/9.983Acre (approx.) property presents an incredible opportunity for a vast range of buyers.

Features include:

- \* 3 bedrooms in main house + detached 4th bedroom/studio.
- \* Main bathroom with separate toilet.
- \* Open plan kitchen/meals area.
- \* Separate lounge/dining room.
- \* Well-appointed kitchen with plenty of storage & bench space.
- \* Reverse cycle heating & cooling.
- \* Roller shutters to most windows.
- \* Undercover outdoor entertaining area.



**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/1VD8G54](http://ljhooker.com.au/1VD8G54)

**Contact**  
**Jared Lund**  
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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.

**LJ Hooker Gawler | Barossa**  
**(08) 8522 3311**

\* Significant shedding.

\* Horse stables, day yards & fenced paddocks.

For any further information, or to make a time to inspect the 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 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

## More About this Property

<b>Property ID</b>	1VD8G54
<b>Property Type</b>	House
<b>House Size</b>	127 m2
<b>Land Area</b>	4.04 hectare
<b>Including</b>	Air Conditioning Outdoor Entertaining Workshop Secure Parking Fully Fenced Solar Panels

### Jared Lund 0433 762 225

Managing Director | [jaredl@ljhsales.com.au](mailto:jaredl@ljhsales.com.au)

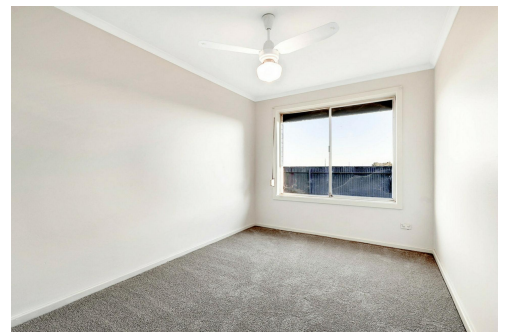
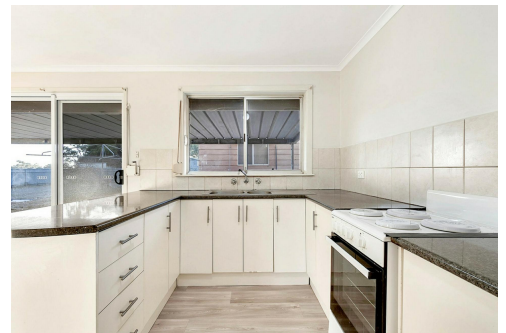
### Matthew Nudo 0497 804 034

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

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**PENFIELD**



Living:	104.365Q.M
Shed/Lean Too:	31.465Q.M
Porch/Aviary:	9.395Q.M
Verandah:	47.325Q.M
<b>TOTAL:</b>	<b>192.535Q.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.