







31 Gartrell Street, Roseworthy

Endless Opportunities!

Located within the ever-growing suburb of Roseworthy, this property sits within the original, tightly held side of Roseworthy, an area well known for its larger allotments, established homes, and genuine sense of space. This side of Roseworthy still offers the lifestyle many buyers are searching for but struggling to find.

The home itself does require significant renovation and is being sold as is, making it ideal for buyers looking for a project, investment opportunity, or potential future rebuild (STCC). Opportunities like this are becoming increasingly difficult to secure, particularly on substantial land holdings within such a sought-after location.

Roseworthy continues to grow in popularity thanks to its convenient location, strong community feel, local schools, shopping facilities, and easy access to Gawler and the Northern Expressway. Home to the renowned Roseworthy Campus of the University of Adelaide, the suburb has experienced significant growth over recent years while still maintaining its semi-rural charm.

CT / 5489/504
Land size / 1890m2 (approx)
Year Built / 1985
Council / Light

3 1 2

FOR SALE
$579,000 - $619,000

AGENTS

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Brianna Stopps
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AGENCY

LJ Hooker Property Specialists Gawler | Barossa
(08) 8522 3311

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

Zoning / EN -established neighbourhood

For any further information, or to make a time to inspect, please contact Maigen Norman on 0418 557 597.

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 DETAILS

Property ID	1W2GG54
Property Type	House
House Size	160 m2
Land Area	1890 m2
Including	Water Tank











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31 Gartrell Street,
ROSEWORTHY



Living:	173.47SQ.M
Pergola/Verandah:	42.80SQ.M
Carport/Shed:	94.00SQ.M
Shaded/Porch:	12.89SQ.M
TOTAL:	**323.165Q.M**

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

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