

Sandy Creek, 8 Station Place

Step Inside Your Perfect Sanctuary; Welcome Home!

This stunning four-bedroom home offers the perfect blend of family living, and indoor and outdoor entertaining on an expansive 1209m2 approx. allotment in a private cul-de-sac. With ample space for everyone to thrive, including generous bedrooms, multiple living areas and an expansive outdoor area, ideal for hosting gatherings or simply enjoying the fresh air.

Gawler township and The Barossa Valley are only a short drive, you'll have access to all the amenities and conveniences you desire!

Features include:

- * Main bedroom with ensuite, walk-in robe & ceiling fan.
- * Bedrooms 2 & 3 with built-in robes & ceiling fans.
- * Spacious U-shaped kitchen featuring a central island bench, sleek stone benchtops,



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 2 2

For Sale
\$799,000 - \$829,000

View
ljhooker.com.au/1UQ1G54

Contact
Maigen Norman
0418 557 597
maigenn@ljhsales.com.au

LJ Hooker Gawler | Barossa
(08) 8522 3311

abundant of cupboard space & breakfast bar, perfect for the family.

- * Formal living/playroom with French doors or optional 4th bedroom.
- * Grand entrance with double doors, expansive hallway with an option for a study nook/office space.
- * Ducted evaporative cooling throughout.
- * Combustion heater & split system in the main living area.
- * Exquisite 13mm gloss spotted gum laminate flooring throughout living areas.
- * Family-size main bathroom with separate toilet.
- * Large Rumpus room with bar & access to the outdoor entertaining area.
- * Outdoor under cover entertaining area with outdoor blinds.
- * Roller shutters for extra privacy & security.
- * Double carport with access to the rear yard.
- * 6.6KW Solar System.
- * Large shed.
- * Rainwater tank.
- * Established, well-maintained yard.

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

CT / 6135/458

Year Built / 2017

Internal living / 231m2

Land size / 1209m2

Council / Barossa

Zoning / T- Township

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	1UQ1G54
Property Type	House
House Size	231 m ²
Land Area	1209 m ²
Including	Air Conditioning Evaporative Cooling Fire Place Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Solar Panels Water Tank

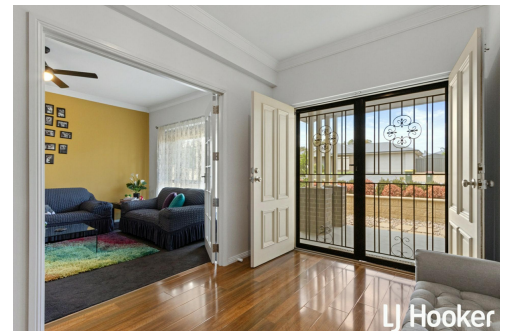
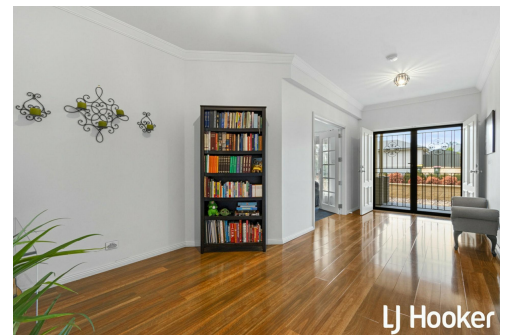
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8 Station Place,
SANDY CREEK



Living: 199.20SQ.M
Carport/Garage: 54.82SQ.M
Verandah/Porch: 85.74SQ.M
Shed: 28.00SQ.M

TOTAL: 367.76SQ.M

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