



West Lakes Shore, 30A Bermuda Avenue

Perfectly Positioned!



For Sale
Contact Jared Lund

View
ljhooker.com.au/1VC1G54

Contact
Jared Lund
0433 762 225
jaredl@ljhsales.com.au

Features include:

- * Master suite with walk through robe, luxurious ensuite, floor to ceiling windows & direct sliding door access to the balcony.
- * Guest bedroom practically located downstairs with ensuite & walk-in robe.
- * Built-in robes to bedrooms 3 & 4.
- * Main bathroom conveniently located between bedrooms 3 & 4.
- * Additional powder room downstairs for your convenience.



LJ Hooker Gawler | Barossa
(08) 8522 3311

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.

- * Bright & spacious open plan kitchen/family/dining room.
- * Stunning kitchen with stone bench tops, waterfall edge to island bench, quality Smeg appliances, dishwasher & butler's pantry with extensive storage.
- * Separate lounge/living room located upstairs providing flexible living spaces.
- * High 2.7m ceilings & 2.4m door height throughout.
- * Ducted reverse cycle heating & cooling.
- * 10.5kW (approx.) of solar power.
- * Upstairs balcony spacious enough to accommodate outdoor furniture with peaceful views overlooking Jubilee Reserve.
- * Alfresco entertaining area with ceiling fan overlooking the established back gardens.
- * Set on a 327m2 (approx.) corner allotment.

For any further information, or to make a time to inspect this 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.

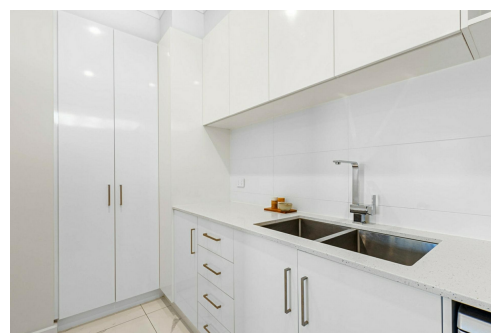
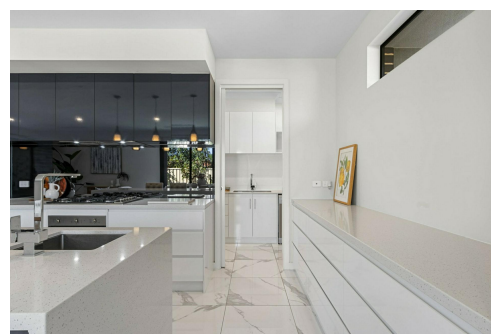
RLA 343733

More About this Property

Property ID	1VC1G54
Property Type	House
House Size	255 m2
Land Area	327 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

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Living:	209.995Q.M
Garage:	33.645Q.M
Porch:	5.045Q.M
Alfresco/Balcony:	38.815Q.M
TOTAL:	287.485Q.M

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