







Willaston, 11 Brown Street

The One You Have Been Waiting For!

4 2 2

For Sale
$940,000 - $970,000

View
ljhooker.com.au/1UWYG54

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

This stunning 2018-built residence offers a perfect blend of luxury and functionality. Designed for modern-day living, this magnificent home exudes sophistication and comfort, with an expansive layout perfect for family living. Enjoy all the benefits of a brand-new home without the wait for build time-just move in and start living!

Upon entering, you'll be greeted by an expansive hallway and elegantly designed interior. Every part of the home has been well-thought-out and meticulously looked after by its owner, providing ample space for relaxation and entertainment. The seamless transition between indoor and outdoor areas ensures you'll enjoy every corner of this beautiful property!

Situated in the heart of the charming suburb of Willaston, the location couldn't be better. Close to the Northern Expressway, making the commute to the CBD a breeze, and just a short drive to the heart of Gawler. The Barossa Valley is also nearby, perfect for weekend

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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.

getaways.

Features include:

* Grand master bedroom - Includes a parents' retreat/office or nursery, a large walk-in robe, and an ensuite with double vanity.
* Bedrooms 2 and 3 both with built-in robes.
* Bedroom 4 or office.
* Formal lounge room or second theatre room.
* Open plan meals and dining area.
* The kitchen has an island bench, stainless steel appliances, and a large butler's pantry including laundry area in one convenient space.
* Plantation shutters and quality window treatments.
* Timber flooring throughout.
* High ceilings and neutral tones.
* 6.6KW solar system.
* Ducted reverse cycle air conditioner.
* Ample storage throughout the home.
* Large undercover entertaining area with option to enclose.
* Side yard with raised garden beds.
* Established fruit trees.
* Multiple rainwater tanks all plumbed to the house.
* Large shed with power and concrete floor.
* Double garage under the main roof with internal and rear access.
* Side access to the rear yard.

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

CT / 6200/485
Year Built / 2018
Land Size / 998m2 (approx.)
Internal Living / 267m2 (approx.)
Council / Gawler

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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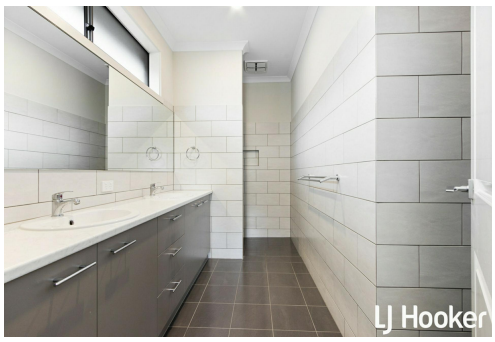
More About this Property

Property ID	1UWYG54
Property Type	House
House Size	267 m²
Land Area	998 m²
Including	Study Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Remote Garage Solar Panels Water Tank

Maigen Norman 0418 557 597
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11 Brown Street,
WILLASTON



Living:	230.57SQ.M
Garage:	41.56SQ.M
Porch:	4.62SQ.M
Alfresco:	23.00SQ.M
TOTAL:	**299.77SQ.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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