



13A Barber Street, Willaston

Urgent- Must Sell Now!

Not a strata, not a community title and not a unit! This is a true free standing house on the best title that money can buy!

Perfectly positioned on a low-maintenance and easy to maintain allotment of approximately 343 square metres, this beautifully presented home, built in 2008 offers the ideal blend of comfort, style and features, with a spacious open-plan family room and dining area, that flows seamlessly onto the outside entertaining space that's perfect for family gatherings.

Location is everything and this home delivers, with the convenience of being just a short stroll from public transport, picturesque parks, walking and cycling trails, and the historic township of Gawler, that offers cafés, restaurants, shopping, schools and all the amenities you desire.

Whether you're looking to downsize, purchase your first home or add a smart investment to your portfolio, then this one is for you!

You will love:

- Modern open plan living that opens onto the outside entertaining area with low maintenance gardens.
- Centrally located kitchen overlooking the main living area.

3 1 2

FOR SALE

Please Call

AGENTS

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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.



- Master bedroom with walk-in-robe and ensuite access to the main bathroom.
- Bedrooms 2 and 3, both with built-in robes.
- Double carport with auto panel lift door provides secure parking.
- Additional off-street parking.
- Ducted reverse cycle air conditioning for year-round comfort.
- Freehold, Torrens Titled freestanding home with no easements.
- Rental appraisal available on request.

Don't miss your chance to secure this affordable home in this great location!

For any further information, or to make a time to inspect, please contact Steve Lund on 0474 991 234.

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	1W71G54
Property Type	House
House Size	135 m2
Land Area	343 m2
Including	Ducted Cooling
	Ducted Heating
	Courtyard
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

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13A Barber Street,
WILLASTON



Living:	113.00SQ.M
Carport:	21.10SQ.M
Porch:	3.90SQ.M
Courtyard:	38.50SQ.M
TOTAL:	176.50SQ.M

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