



30B Princess Street, Willaston

Private. Secure. Perfectly Positioned.

Positioned in a sought-after and convenient pocket of Willaston, this well-presented home offers privacy, comfort and effortless low-maintenance living perfect for first home buyers, downsizers or savvy investors.

Set behind high fencing, the home creates a true sense of security and seclusion while still being moments from everything you need. It's that ideal balance of convenience and private living that so many buyers are searching for.

Whether you're looking to step into the market or secure a smart investment, this is an opportunity not to be missed in a suburb that continues to see strong demand and growth.

Enjoy easy-care living in a location that keeps giving close to local schools, shops, public transport and all that Gawler has to offer, with seamless access to Main North Road and the Northern Expressway making CBD commutes simple.

A smart buy with broad appeal, move straight in, lease out immediately, or add your own personal touch over time.

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.

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FOR SALE
\$670,000 - \$700,000

AGENTS

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AGENCY

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

 **LJ Hooker**

Features:

- Main bedroom with ensuite and walk-in robe.
- Bedrooms 2 and 3 with built-in robes.
- Central bathroom with separate toilet.
- Open plan meals and dining area.
- Functional kitchen with ample storage and stainless steel appliances.
- Ducted heating and cooling for year-round comfort.
- Double garage with automatic roller door.
- Undercover entertaining area.
- Secure and private home with high fencing.
- Low-maintenance, easy-care allotment.

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

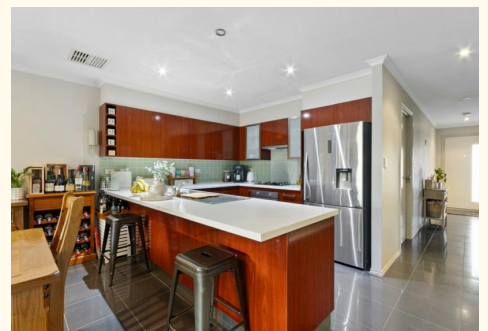
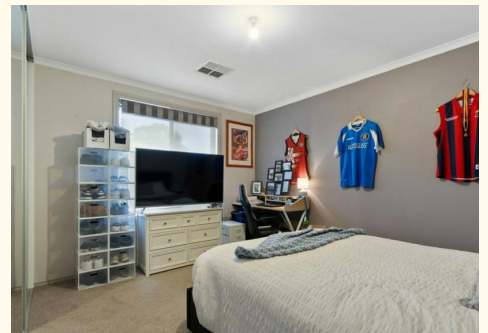
All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested 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 | 1VZSG54 |
| Property Type | House |
| House Size | 156 m2 |
| Land Area | 337 m2 |
| Including | Ensuite |
| | Ducted Cooling |
| | Ducted Heating |
| | Dishwasher |
| | Outdoor Entertaining |
| | Built-in-Robes |
| | Secure Parking |

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30b Princess Street,
WILLASTON



| | |
|----------------|-------------------|
| Living: | 128.00SQ.M |
| Shed: | 5.00SQ.M |
| Double Garage: | 36.00SQ.M |
| Verandah: | 24.00SQ.M |
| TOTAL: | 193.00SQ.M |

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