



## Willaston, 1/4 Ayling Street

Rare opportunity!

Rarely does an opportunity like this present itself to the open market. This 2-bedroom unit located in the very heart of Willaston impressively & uniquely features street frontage & driveway access from Ayling Street, while also offering fully fenced front & rear yards.

Features include:

- \* 2 double sized bedrooms.
- \* Built-in robes & ceiling fans to both bedrooms.
- \* Modern main bathroom with separate toilet.
- \* Spacious open plan lounge/dining room.
- \* Practically designed kitchen with plenty of storage & bench space.
- \* Reverse cycle heating & cooling.
- \* Secure carport with access to the rear yard.
- \* Beautifully maintained gardens with a choice of entertaining areas.



**For Sale**  
\$449,000 - \$489,000

**View**  
[ljhooker.com.au/1V2QG54](http://ljhooker.com.au/1V2QG54)

**Contact**  
**Jared Lund**  
0433 762 225  
[jaredl@ljhsales.com.au](mailto:jaredl@ljhsales.com.au)  
**Maigen Norman**  
0418 557 597  
[maigenn@ljhsales.com.au](mailto:maigenn@ljhsales.com.au)



**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.

\* Tenanted until April 2025 for \$360 per week.

\* Current rental appraisal available upon request.

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 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

## More About this Property

|                      |  |
|----------------------|--|
| <b>Property ID</b>   | 1V2QG54  |
| <b>Property Type</b> | Unit   |
| <b>House Size</b>    | 80 m <sup>2</sup>  |
| <b>Including</b>     | Air Conditioning<br>Outdoor Entertaining<br>Secure Parking<br>Fully Fenced |

### Jared Lund 0433 762 225

Managing Partner | Sales Specialist | [jaredl@ljhsales.com.au](mailto:jaredl@ljhsales.com.au)

### Maigen Norman 0418 557 597

Sales Specialist | [maigenn@ljhsales.com.au](mailto:maigenn@ljhsales.com.au)

### LJ Hooker Gawler | Barossa (08) 8522 3311

26 Adelaide Road, GAWLER SA 5118

[gawlerbarossa.ljhooker.com.au](http://gawlerbarossa.ljhooker.com.au) | [gawler@ljhsupport.com.au](mailto:gawler@ljhsupport.com.au)



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1/4 Ayling Street,  
**WILLASTON**



|                   |                   |
|-------------------|-------------------|
| Living:           | 70.00SQ.M         |
| Porch:            | 19.20SQ.M         |
| Carport:          | 18.00SQ.M         |
| Outdoor/Verandah: | 15.00SQ.M         |
| <b>TOTAL:</b>     | <b>122.20SQ.M</b> |

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