

**1 Overway Bridge Road, Gawler West, SA 5118**



**House For Sale**

Thursday, 1 February 2024

**1 Overway Bridge Road, Gawler West, SA 5118**

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 677 m2**

**Type: House**



Adrian Miller  
0885224711

## **Auction - 17th February @ 11am**

Discover the timeless charm of Gawler West in this 3 bedroom, 1 bathroom home, positioned on a generous 677m<sup>2</sup> block. Built in 1950, this residence exudes character and warmth, boasting original Baltic pine flooring and a welcoming ambiance throughout. Step inside and be greeted by a lounge room, complete with a convenient split system for climate control, ideal for relaxing with family and friends. The soaring 2.8 meter ceilings enhance the sense of space and airiness within. The heart of the home lies in the U-shaped kitchen, offering both functionality and style with its electric 4-burner stove and electric wall oven. Bedrooms 1, 2, and 3 all feature ceiling fans, ensuring comfort during every season. The centrally located bathroom boasts a shower and bath combination, along with a single vanity for added convenience. A large utility room provides versatile space and offers easy access to the laundry area and a separate toilet. Outside, the expansive backyard beckons with its potential for outdoor enjoyment and relaxation. Take advantage of the shaded BBQ entertaining area, perfect for hosting gatherings or simply unwinding in the fresh air. Side access to the backyard, complete with double gates, adds to the practicality of this property. With its features, convenient location and ample backyard space, this home presents a rare opportunity to secure your piece of Gawler West. Don't miss the chance to make this residence your own - it's selling at auction, so seize the opportunity to bid and make this house your home. Specifications - Title - 5713/931 Council - Gawler Zoning - EN - Established Neighbourhood Land size - 677msq (approx) Year of build - 1950 Contact Adrian Miller 0431 545 222 today to arrange a viewing and secure this property! \*\*The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you. \*\*Want to find out where your property sits within the market? Have one of our multi-award winning agents come out and provide you with a market update on your home or investment! Call Adrian on 0431 545 222 or click on the following link <https://raywhitegawler.com.au/agents/adrian-miller/122424> Ray White Gawler | Willaston, Number One Real Estate Agents, Sale Agents and Property Managers in South Australia. Disclaimer: Care is taken to verify the correctness of all details used in this advertisement. However no warranty is given as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error.