

**12 Ward Belt Road, Gawler Belt, SA 5118**



**House For Sale**

Saturday, 11 May 2024

12 Ward Belt Road, Gawler Belt, SA 5118

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 11**

**Area: 1 m2**

**Type: House**



David Smith  
0405418216

**\$999,000 - \$1,098,000**

Lifestyle property absolutely jam packed with exciting features, main dwelling has 4 bedrooms, master has ensuite and walk in robe, seperate formal lounge or possible 5th bed, huge kitchen area has walk in pantry and overlooks the open plan family and meals areas. Main dwelling also includes-Gated secure entrance -Ducted R/C heat and cooling -Extra storage -3way main bathroom-C'fans throughout -Huge full width gated under cover entertainment space, overlooking the large private rear yard, will impress all those lucky enough to view. Main dwelling is in need of some love and attention so a really great opportunity to come in here and make it your own. Self contained 2 bedroom Granny flat, has kitchen with d/w, bathroom, laundry facilities and large open living space, private under cover entertaining area and close easy access to one of the shed/workshop spaces, the G/F has seperate access, power and phone, perfect for the extended family or as an investment that can be rented out straight away, again hugely impressive and must be seen. The outside has so much going on and offers so much potential. The absolutely massive shed/workshop/storage space is secure has easy access for cars and will blow you're mind with the possibilities, this leads into another large rumpus or gaming room, perfect as a gym, pool table or just about anything you could need. Entire lot is flat and there is so much open space to do whatever you wish with, there's multiple seperated secure fenced areas, loads of options, it really is an exciting property. Only minutes drive from the city of Gawler and one day there could be some really exciting development opportunities with the continued urban sprawl. Please contact me to arrange a private viewing or come and view at the next open home, will truly be an absolute pleasure to take you through. RLA 232366