

**17 Pratt Road, Wasleys, SA 5400**



**House For Sale**

Wednesday, 10 April 2024

17 Pratt Road, Wasleys, SA 5400

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 5936 m2**

**Type: House**



Maigen Norman  
0418557597

**\$749,000 - \$799,000**

"Welcome to the heart of a vibrant rural community!" Nestled amidst scenic landscapes, this charming family home offers more than just a place to live – it provides a true sense of belonging and connection. Set on a generous and highly desirable 5,936m<sup>2</sup> approx. parcel of land and while you'll feel like you're a world away from the hustle and bustle, Gawler Town central and essential amenities are just a short drive away, ensuring you have everything you need within reach. Features Include: \* Master bedroom with ensuite, walk-in robe and parents retreat/office space. \* Bedrooms 2, 3 and 4 are generous in size and located at the rear of the house. \* Kitchen complete with gas cooktop, dishwasher, walk-in pantry and breakfast bar. \* Open plan meals and dining area with fireplace. \* Second living area. \* Rumpus room with split system air conditioning that opens to the outdoor entertaining area. \* Large undercover entertaining area. \* Mains electricity and water. Septic system and bottled gas that supplies the hot water system and gas cooking. \* The rainwater tank is plumbed to the house. \* Freshly painted and carpeted throughout. \* Ducted evaporative cooling. \* 6.6KW Solar system. \* 12m x 9m shedding with triple sliding door, concrete flooring and power. \* Established rear garden. For further enquiries, please contact Maigen Norman on 0418 557 597. Year Built / 2001 Internal living / 199m<sup>2</sup> Land size / 5,936m<sup>2</sup> Council / Light Regional 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