

2/36-38 Eighth Street, Gawler South, SA 5118



Unit For Sale

Tuesday, 9 January 2024

2/36-38 Eighth Street, Gawler South, SA 5118

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 544 m2

Type: Unit



Brodie Barker
0885233005

\$399,000 - \$438,000

Brodie Barker from Barker Real Estate is pleased to present this excellent opportunity to the market! The property is situated in a prominent location in Gawler within walking distance of the main street of Gawler. The property consists of three bedrooms, one bathroom (two toilets), a functional kitchen, single garage, verandah and lovely established yard and gardens. This home would make a terrific first home, investment, or downsizer. Features throughout: - Three bedrooms all with built in wardrobes. - Upstairs bathroom with shower, bath, vanity and upstairs toilet. - Ducted evaporative cooling throughout the whole home. - Neat & tidy kitchen with gas cooktop/oven, rangehood & puratap. - Lounge room equipped with split system, gas wall heater and a ceiling fan. - Dining room fitted with a ceiling fan, adjacent to the kitchen area. - Functional laundry with overhead cupboards for added storage. - Downstairs toilet. - Storage cloak under the stairway for added storage. - Verandah area fully paved. - Single garage with auto roller door and access through to the house. - Nice fully established yard and gardens. Contact Brodie Barker on 0404 717 340 for any further required information. - Land size: 544 sqm (approx). - Title: Strata Plan. - Strata fees per quarter: \$798.94 (approx) includes building insurance, common grounds maintenance, strata management fees, insurances for shared utilities, regular pest inspections. - Built: 1989. - CT: 5005/863. - Council: Gawler Council. - Council rates: \$1306.13 rates as at financial year 2023/24. - Connections: Mains gas, power, sewer, and water, NBN connected, gas hot water unit. - Easement: NIL - Rental return: \$450 per week All information and images contained within this advertisement have been obtained from sources deemed to be reliable. However, we cannot guarantee this information is accurate. Interested parties should make their own enquires.