

**2/49 Main North Road, Willaston, SA 5118**



**House For Sale**

Wednesday, 13 December 2023

2/49 Main North Road, Willaston, SA 5118

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 424 m2**

**Type: House**



Maigen Norman  
0418557597

**\$439,000 - \$459,000**

Discover refined living in this tastefully updated owner-occupied 3-bedroom home, with a low-maintenance lifestyle and seamless access to all amenities—close to Gawler Town Centre, public transport and a short drive to the Northern Expressway or the famous Barossa Valley! This home suits a vast buyer range, including the savvy investor looking to add to their property portfolio, first home buyer or the downsizer; this won't last long! Features include: \* Main bedroom with ensuite and walk-in robe. \* Bedrooms 2 and 3 with built-in robes. \* Kitchen complete with stainless steel appliances, plenty of bench space and cabinetry. \* Open plan living with a split system. \* Quality window treatments throughout. \* Freshly painted and new floating floors in the main living area. \* Ducted evaporative cooling throughout. \* 8KW (approx.) solar. \* Carport/lock up shed. \* Paved outdoor undercover entertaining area. \* Low maintenance rear yard. For further enquiries, please contact Maigen Norman on 0418 557 597. CT/ 5849/863 Community fees / \$368 annually Council rates / \$462 (approx.) Land Size / 424m<sup>2</sup> Internal Living / 128m<sup>2</sup> (approx.) Year Built / 2004 Local Government / Gawler 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