

# 2 Mulga Street, Gawler West, SA 5118

## Duplex/Semi-detached For Sale

Friday, 19 January 2024



2 Mulga Street, Gawler West, SA 5118

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 135 m2

Type:

Duplex/Semi-detached



Real Estate Yourself

1300572437

**\$450,000 - \$490,000**

Phone Enquiry Property ID: 2465 (Quote when calling or texting) This renovated residence offers not only a comfortable living space but also promising investment potential. Boasting 3 bedrooms with built-in robes, mirrors in bedroom 1 and bedroom 2, and a complete bathroom complemented by a separate second toilet, this home exudes modern living. Enjoy the versatility of the garage, featuring a double roller door for easy access to the backyard – an ideal space for a workshop or secure parking. Step outside into the dedicated outdoor entertainment area, surrounded by plants, perfect for gatherings and relaxation. The property has a 6.6kw solar panel system, ensuring not only reduced energy bills but also an eco-friendly lifestyle. Climate control is a breeze with air conditioning in the lounge, bedroom 1, and bedroom 2. Ample parking space in the fully fenced areas makes hosting friends and family a delight. Stylish renovations extend to the kitchen and bathroom areas, with modern finishes and fresh paint inside and out. Security features include new roller shutters on all windows, offering peace of mind and added insulation. The home is move-in ready, complete with a dishwasher, curtains in bedrooms, and a playground at the back of the property, making it perfect for kids and pets. Explore the green spaces, utilize the convenient shed, and revel in the family-friendly atmosphere. Strategically located, the Gawler train station is just 3 minutes away, Bunnings & Aldi a quick 5-minute drive, Woolworths at 6 minutes, and the Barossa area a scenic 20-minute drive. The city is easily accessible with a stress-free 45-minute commute. Join us at the open inspection to experience the charm firsthand! Open Inspection details: Date: 27/01/2024 Time: from 10:00am to 10:30am Location: 2 Mulga St, Gawler West SA 5118 Disclaimer: All information provided is deemed reliable but is not guaranteed and should be independently verified. Your new home adventure begins here! Don't miss out on this fantastic opportunity!