

**31 Jacob Street, Gawler, SA 5118**



**House For Sale**

Wednesday, 8 May 2024

31 Jacob Street, Gawler, SA 5118

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 622 m2**

**Type: House**



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## **Auction at the Ray White Gawler East Office**

Nestled in the heart of Gawler, 31 Jacob Street stands as real testament to the current owners as it seamlessly combines both modern comfort and convenience. From the moment you step inside, you're greeted by the warmth of zoned reverse cycle heating and cooling, ensuring year-round comfort for you and your loved ones. The master bedroom boasts not only a ceiling fan for those balmy summer nights but also a walk-behind robe, offering ample storage space without compromising on style. For the rest of the family, bedrooms 2, 3, and 4 are equipped with ceiling fans and built-in robes, providing a cosy retreat for everyone. Even in the colder months, the bedrooms remain inviting with fireplaces, cleverly designed with cables for power and TV points discreetly running up the chimney. Polished floorboards add an elegant touch to the living spaces, while the master bedroom indulges in soft, plush carpeting. The tiled kitchen and living area exude practicality and sophistication, complemented by stone benchtops, soft-close drawers, and cupboards for added convenience. Culinary enthusiasts will delight in the kitchen's modern amenities, including a 900mm wide oven and a 900mm wide 4-burner glass cooktop, perfect for whipping up gourmet meals. Entertaining is a breeze with a wired speaker system seamlessly integrated into the ceiling of both the kitchen and living room, setting the mood for any occasion. Step outside to the expansive outdoor entertaining area, complete with a large fan to keep guests cool on warm summer days. Gas hot water ensures a steady supply for all your needs, while the 3-phase power to the shed and stormwater provision for the carport offer practical solutions for the modern homeowner. Maintaining the lush greenery is made easy with irrigation systems installed in both the front and backyards, including retaining areas. For added security, sensor lights illuminate each pillar, providing peace of mind during the darker hours. Additionally: Year Built - 1890 Land Size - 622m<sup>2</sup> Easement - No Local Council - Town of Gawler Zone - EN - Established Neighbourhood In every aspect, 31 Jacob Street exemplifies contemporary living at its finest, offering a harmonious blend of style, comfort, and functionality for everyone. Contact Ross Whiston 0418 643 770 or Sallyann Vivian 0419 849 168 to arrange a viewing today. Want to find out where your property sits within the market? Have one of our multi-award-winning agents come out and provide you with a market update on your home or investment! Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions. Ray White Gawler East RLA 327 615