

**37 Blanch Street, Gawler East, SA 5118**



**Sold House**

Saturday, 12 August 2023

37 Blanch Street, Gawler East, SA 5118

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1065 m2**

**Type: House**



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**\$910,000**

Expressions of Interest closing 28/8/23 at 5pm (USP) Welcome to 37 Blanch Street, Gawler East! The original cottage was built in the 1890s. It was purchased by the current owners in 2011, with a very clear vision of honouring its deep history and originality and seamlessly integrating a modern addition for their growing family. Over the past 12 years, every part of the cottage has been lovingly restored, and a 14 m-long modern extension, with a practical floorplan and incredible attention to detail has been added, transforming the home into one of the best-kept secrets in Gawler East! Situated at the end of a quiet and private no-through road, it boasts elevated views from the front porch overlooking Clonlea Park, where you can sit, relax, unwind, and watch the sunset. Features include: \* 4 generous-sized bedrooms. \* Master bedroom with walk-through robe and modern, stylish ensuite. \* Bedrooms 1 & 3 with feature fireplace. \* Main hallway entrance with polished timber floors to the original cottage. \* Stunning kitchen with In-sitchu concrete island bench, 3 featured pendant lights, gas cooktop, 900mm oven and floor-to-ceiling kitchen cupboard. \* The fridge cavity is plumbed for ice and water. \* Kitchen with sliding doors onto private alfresco entertaining area. \* Sunlit open-plan meals, kitchen and living. \* Spacious formal lounge opening out onto the back pergola. \* Centrally located modern bathroom with floor-to-ceiling tiles and bath. \* Separate toilet with hand basin. \* Polished concrete flooring to the new extension of the home. \* Private alfresco entertaining area. \* Ducted cooling throughout. \* The original home has been rewired and has a new roof, gutters and ceilings. \* High ceilings throughout. \* Shedding with mezzanine floor. \* Landscaped backyard with open pergola area and room for the kids and fur babies to run around and enjoy. \* Elevated fire pit area, with extra space for a chook yard or veggie garden. \* Solar-connected to property. \* Under-covered parking with access to the shed. \* Set on 1065m<sup>2</sup> approx. in one of the most sought-after streets in Gawler East. This property is a stone's throw from the main street of Gawler, Immanuel Lutheran School, Gawler Central Shopping Centre, Gawler Central Station and only a 20-minute approx. drive to the world-renowned Barossa Valley wine region. This truly stunning property must be viewed in person to appreciate it in its entirety. For further enquiries, please contact Darren Hutton on 0408 086 249. 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