

**7 Warren Street, Gawler East, SA 5118**



**House For Sale**

Wednesday, 6 December 2023

7 Warren Street, Gawler East, SA 5118

**Bedrooms: 4**

**Bathrooms: 1**

**Area: 1011 m2**

**Type: House**



Nicky Barker  
0417879339

**\$590,000 - \$649,000**

This delightful renovated church was built in 1890, sits on a 1011sqm (approx) allotment and is located in a prime position being adjacent to the Gawler Central Train Station and Coles Supermarket and within walking distance to all amenities. Boasting character and charm and offering a flexible floor plan this is a unique opportunity for one lucky buyer, do not hesitate on this one. Ground Floor:- Large entry with void above with ceiling fan- Large formal living area with bay window, ceiling fans, timber floorboards, and a combustion heater - Formal dining with carpet and French doors leading outside- Kitchen with electric cooktop, electric wall oven, microwave provision, puratap, double sink, ample cupboard space including pot drawers, overhead shelving and a walk-in-pantry- Bedroom four with timber floorboards and French doors leading outside- Bedroom five (or office) with a pitched ceiling, plantation shutters, timber floorboards and a door leading outside- Bathroom with large vanity, shower and timber ceiling- Separate toilet- Laundry with trough and washing machine provision- Linen cupboard in the hallway- Storage available under the staircase- Study area under the staircaseFirst Floor:- Large master bedroom with carpet, pitched ceiling, ceiling fan, timber cladding to the walls and ceiling and a walk-in-robe- Bedroom two with timber floorboards, built in shelves, built in bunk bed and split system air-conditioner- Bedroom three with carpet and built in shelvesOther Features:- Security system available to be connected- Verandah for entertaining 8.5x3.3m (approx)- Rumpus/shed 3.5x6m (approx) with concrete floor and power- Chicken coop- Studio 2.5x3m (approx) with a verandah- Additional shed- Solar panels- Solar hot water system- Rainwater tanks- Land size: 1011sqm (approx)- Built: 1890- CT: 57545/167- Council: Gawler- Council rates: \$1930.00 (approx) per annum- Connections: Mains water, sewer, electricity- Easement: NIL- Rental return: \$440 - \$460 per weekAll 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.