

**8 Station Place, Sandy Creek, SA 5350**



**House For Sale**

Tuesday, 19 March 2024

**8 Station Place, Sandy Creek, SA 5350**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1209 m2**

**Type: House**



Maigen Norman  
0418557597

**\$799,000 - \$849,000**

This stunning four-bedroom home offers the perfect blend of family living, and indoor and outdoor entertaining on an expansive 1209m<sup>2</sup> approx. allotment in a private cul-de-sac. With ample space for everyone to thrive, including generous bedrooms, multiple living areas and an expansive outdoor area, ideal for hosting gatherings or simply enjoying the fresh air. Gawler township and The Barossa Valley are only a short drive, you'll have access to all the amenities and conveniences you desire! Features include: \* Main bedroom with ensuite, walk-in robe & ceiling fan. \* Bedrooms 2 & 3 with built-in robes & ceiling fans. \* Spacious U-shaped kitchen featuring a central island bench, sleek stone benchtops, abundant of cupboard space & breakfast bar, perfect for the family. \* Formal living/playroom with French doors or optional 4th bedroom. \* Grand entrance with double doors, expansive hallway with an option for a study nook/office space. \* Ducted evaporative cooling throughout. \* Combustion heater & split system in the main living area. \* Exquisite 13mm gloss spotted gum laminate flooring throughout living areas. \* Family-size main bathroom with separate toilet. \* Large Rumpus room with bar & access to the outdoor entertaining area. \* Outdoor under cover entertaining area with outdoor blinds. \* Roller shutters for extra privacy & security. \* Double carport with access to the rear yard. \* 6.6KW Solar System. \* Large shed with power. \* Rainwater tank. \* Established, well-maintained yard. For further enquiries, please contact Maigen Norman on 0418 557 597. CT / 6135/458 Year Built / 2017 Internal living / 231m<sup>2</sup> Land size / 1209m<sup>2</sup> Council / Barossa Zoning / T-Township 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