

11 Bella Street, Gawler East, SA, 5118



House For Sale

Wednesday, 14 August 2024

11 Bella Street, Gawler East, SA, 5118

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Tranquil Oasis with a Touch of Country Charm!

Nestled in the tranquil suburb of Gawler East, 11 Bella Street offers a perfect blend of modern convenience and charming lifestyle amenities. This inviting residence boasts a spacious layout, highlighted by downlights that illuminate the open-plan living areas, creating a warm and welcoming atmosphere.

The front lounge is adorned with elegant plantation shutters, offering both style and privacy. The heart of the home, the kitchen, is well-equipped with a 4-burner gas cooktop, dishwasher, and electric oven, all enhanced by the natural light from a skylight. Adjacent, the lounge and dining area is a cosy retreat, featuring a wood combustion fire and glass sliding doors that open to an expansive outdoor entertaining area, ideal for family gatherings and BBQs, with mains gas plumbed for convenience.

The master bedroom serves as a serene retreat, complete with plantation shutters, a ceiling fan, walk-in robe, and a private ensuite. Bedrooms two and three are equally comfortable, each featuring built-in robes and ceiling fans, while the family bathroom offers a relaxing bath with a view of the outdoor area.

Outside, the property is a true haven for those who love the outdoors. A large shed with a concrete floor and power, a wood shed, and a garden shed provide ample storage and workspace. The solar on the shed, designed to support the pool and solar blanket, reflect a commitment to sustainability.

The private courtyard, chook yard, and veggie garden offer delightful spaces to enjoy nature and embrace a self-sufficient lifestyle. Additional features include ducted evaporative air conditioning throughout, a two-car carport with an electric roller shutter for added security, and a beautiful backyard perfect for leisure and relaxation.

Additionally:

Year Built - 1989 (approx.)

Wall Construction - Rendered

Land Size - 2,023m² (approx.)

Floor Area - 164.5sqm (approx.)

Frontage - 20.8m (approx.)

Zoning - GN - General Neighbourhood

Local Council - Town of Gawler

Estimated Rental Return - TBA (approx.)

Council Rates - \$681.00 qtr. (approx.)

Water Rates (excluding Usage) - \$158.63 qtr. (approx.)

Es Levy - \$136.00 p.a (approx.)

Easement(s) - YES

Encumbrance(s) - NO

Sewerage - Mains

11 Bella Street is not just a house; it's a home designed for comfort and convenience with a touch of country charm. Contact Ross Whiston 0418 643 770 or Sallyann Vivian 0419 849 168 to register your interest 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