

3 Sixteenth Street, Gawler South, SA 5118



House For Sale

Thursday, 4 July 2024

3 Sixteenth Street, Gawler South, SA 5118

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 634 m2

Type: House



Darren Pratt
0428881406



Sheridan Huddy
0435011267

Auction Online | Unless Sold Prior

Team Pratt welcome you to 3 Sixteenth Street, Gawler South! Offering an exceptional opportunity for the first home buyer, investor or renovator, this residence is waiting for you to bring your vision to life. Constructed in 1890, this 2 bedroom, 1 bathroom double fronted cottage boasts authentic historical accents, including that of high ceilings, combustion fireplaces and double hung timber window framing, exuding a quaint charm that adds to the overall appeal of the home. Designed with a solid internal structure, you are provided with the ideal canvas to craft your dream space. Set on a 634sqm* corner allotment, you are beckoned with endless possibilities for expansion, redesign or renovation. With plenty of space for a vegetable garden, flourishing backyard, or simply additional storage for a caravan or boat, let your imagination run free! Situated in the convenient suburb of Gawler South, only moments away from quality schools, eateries, shopping precincts and public transport facilities, what else could you ask for? Under a 45 minute* commute to the Adelaide CBD and a 15 minute* drive to the gateway to the Barossa Valley, you have the best of both worlds. We encourage you to inquire your interest to Darren Pratt on 0428 881 406 today! Features:

- 634sqm (approx.) corner allotment
- 2 adequately sized bedrooms
- Living area with a ceiling fan, combustion fireplace and access to the sunroom
- Kitchen and dining room with a combustion fireplace, ceiling fan and additional storage
- Main bathroom with shower and basin
- Laundry area with separate toilet and access to the verandah
- Evaporative air conditioning throughout home (excluding the sun room)
- 3.40m x 6m garage on the property
- Plenty of opportunity for a vegetable garden, or simply a maintained backyard for children and pets to play
- Situated only moments away from necessary facilities in and around Gawler

More Info: Built - 1890 Land - 634 sqm (approx.) House - 124 sqm (approx.) Zoned - EN - Established Neighbourhood \\ Council - GAWLER To register your interest please phone Darren Pratt on 0428 881 406 or Sheridan Huddy on 0435 011 267. The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you.*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. 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. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. RLA 284373