

44H Bella St, Gawler East, SA, 5118



House For Sale

Saturday, 10 August 2024

44H Bella St, Gawler East, SA, 5118

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Type: House



Leonie Simmons

Private living on Whitelaw Close!

Chloe Goers along with Leonie Simmons and SA Homes & Acreage is proud to present to the public this outstanding 521m2 community allotment which boasts a quiet living opportunity in Gawler East! You won't find a more private and peaceful property.

The home opens up to a wide hallway servicing all rooms. The master bedroom offers northern facing views, a well appointed ensuite and spacious walk in robe. Bedrooms two and three also quite spacious double bedrooms and bed three has a built in robe for storage. Three way bathroom with built in linen closet is able to service the families needs.

Kitchen at the heart of the home with overhead cupboards, ample bench space and walk in pantry. The combined meals and living room offer a seamless extension of the kitchen space and ensure that everyone has room to move. Lounge room will easily house the rest of the family with space for a big couch and TV. The house is wonderfully complimented with ducted heating and cooling, loads of natural lighting and a modern colour palette throughout.

Outside you will happily take comfort with the undercover entertaining area and low maintenance gardens and yard. Paving allows for the kids to ride their bikes and play happily. The back yard is completely secure with side gate access - perfect for kids and pets. Double lockable garage with an automatic roller door as well as additional off street parking for up to four cars.

This property makes a wonderful opportunity whether you are looking for yourself, or an investment. Our agents are happy to provide you with a complimentary rental appraisal and as such management services to compliment your investment. Experience the difference with an SA Homes & Acreage property manager.

This property is located only a short 10 minute walk to the Gawler main street, 2 minutes from the Gawler Hospital, and only 45 minutes to the Adelaide CBD via the M2 highway. Gawler is abundant with shopping centres, cafes, hotels, specialty shops and so much more! Reach out to our agents today to secure your next home in Gawler East!

Things we love:

- ☑ Three spacious bedrooms
- ☑ Combined kitchen, meals and living room
- ☑ Overhead cupboards & ample bench space
- ☑ Second living room
- ☑ Outdoor undercover entertaining
- ☑ Low maintenance gardens & yard
- ☑ Ample off street parking

Council Rates:☑ \$2,084.90 P/A

Corp Fees:☑ \$958.12 P/A

ESL:☑☑ \$112.70 P/A

Disclaimer: While every endeavour has been made to ensure the accuracy of the information supplied, neither the vendor nor our company accept any responsibility or liability for any omissions and/or errors. We advise that if you are intending to purchase this property, that you make every necessary independent enquiry, inspection and property searches. This brochure and floorplan, if supplied, are to be used as a guide only. RLA 263081.