

956 Dawkins Road, Gawler River, SA 5118



House For Sale

Thursday, 4 July 2024

956 Dawkins Road, Gawler River, SA 5118

Bedrooms: 4

Bathrooms: 1

Parkings: 10

Area: 2419 m2

Type: House



Michael Georgiadis
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AUCTION ON SITE Sat 27/7/2024 at 3.00pm (USP)

AT A GLANCE: *Frontage 37.05m x Depth 65.30m approx. *ZONE/SUBZONE RU - Rural *LAND USE 1912 - Rural Residential *C1880 Built 4 Bedroom Residence. WELCOME to this fantastic property in Gawler River, which has been tightly held by the same owners for many years and now it is time for them to move on. Gawler River is one of those secluded locations offering various farming/horticultural opportunities for families to indulge in (STCC). 956 Dawkins Road is one of those properties offering an amazing land holding of 2419m² approx., seclusion and yet still be within minutes to much needed amenities. The surrounding locations include the quaint Township of Angle Vale and the City of Gawler, all a within a 10-minute drive. Adelaide's beautiful Barossa Valley is around a 40-minute drive and be spoilt by the new Northern Expressway for a quick trip to Adelaide's CBD. The current C1880's stone/brick residence is well set back from the road. Drive up the long driveway and you will love what you see. The very cute sandstone/brick facade with verandah is very inviting and the substantial internal floorplan has all the charm and character of yesteryear, comprising 4 bedrooms, bedroom 2 with ornate fireplace and ceiling fan, all bedrooms with robes. The open plan living area is very cozy with split system air conditioner, combustion heater and a spacious dining area. The separate kitchen has plenty of timber storage cupboards and bench space, ornate fireplace, modern cooking appliances and dishwasher. The main bathroom has a bath, separate shower alcove, double bowl vanity, separate wc and spacious laundry. Due to the land size, there is plenty of open space parking, plus a double width garage with sealed workshop area with a split system air conditioner. There are two more small garden sheds. Other features include:- Charming fixtures and fittings throughout- Split system reverse cycle air conditioner- Combustion heater- Easy care tiled floors in living areas- Carpet in bedrooms- NBN connected- Mains water connected- Mains Electricity connected- TV antenna ENJOY FAMILY TIMES - vege patches, bike riding, pets, cubby houses, tree climbing, swings and so much more in your own backyard. This is a rare opportunity to purchase an established property in this rapidly growing area in the outer northern suburbs of Adelaide. "PLEASE NOTE the Form 1 - Vendor's Statement (Section 7) Land and Business (Sale and Conveyancing) Act 1994 may be inspected at Michael Kris Real Estate office located at 538 Grange Road, Henley Beach for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts."