

**3/29-31 Twelfth Street, Gawler South, SA 5118**



**Unit For Sale**

Sunday, 23 June 2024

3/29-31 Twelfth Street, Gawler South, SA 5118

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 126 m2**

**Type: Unit**



Nicky Barker  
0417879339

**\$299,000 - \$325,000**

This 1977 built 2-bedroom unit in Gawler South is conveniently located within walking distance to the Main Street of Gawler, Gawler Train Station, fast food restaurants, parks, medical facilities, and other amenities. Consisting of 2 bedrooms, 1 bathroom, 1 living space, a laundry, single carport, and low-maintenance paved yard. This property is sure to be popular with a range of buyers including small families, first home-buyers, retirees, and investors, so don't delay! Features: - Enter into the lounge/living space, with large window, wall unit air con, and modern grey carpets. - Sliding door into the kitchen featuring electric oven and cooktop, large double sink and timber-look lino flooring. - Linen cupboard in the hallway. - Laundry with another linen cupboard, and direct access to the rear yard. - Two good-sized bedrooms, both featuring ceiling fans and modern grey carpets. - Bathroom featuring shower, bath, new hand basin, and a new toilet. - Electric hot water system. - Low maintenance paved rear yard. - Garden shed. - Single carport. - Land size: 126 sqm (approx.) - Built: 1977 - CT: 5031/327 - Council: Gawler - Council rates: \$1,400 per annum (approx.) - Connections: mains water, sewer, electricity - Easement: nil - Strata managed by Ace Body Corp. - Strata fees: \$476.50 per quarter (approx) - Rental return estimate: \$330 - \$350/week All information and images contained within this advertisement have been obtained from sources deemed to be reliable. However, we cannot guarantee this information is accurate. Interested parties should make their own enquires.