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# Welcome

Hello,

My name is Grant Fielke and I am the selling agent for this property.

Thank you for your interest. You should find everything you need to know about the property in this eBook. However, should you have any questions at all, please don't hesitate to contact me.



## Property Details



**32 Twelfth Street, GAWLER SOUTH**

**SECOND CHANCE - NEW WORLD LUXURY IN AN OLD SCHOOL BEAUTY**

3  1  2  **\$610,000**

Air Conditioning

Split System Air Conditioning

Open Fire Place

Split System Heating

Secure Parking


Outdoor Entertaining

Shed

Fully Fenced

Dishwasher

Originally built in 1880, this rare blue stone cottage with such history, has moved so beautifully with the times. This stunning large home has the perfect canvas to fuel your renovation ambitions with over 1000sqm of prime real estate in the heart of Gawler.

Within walking distance to the main street, the Gawler Train Station, walking trails, playgrounds and within easy access to some of Adelaide's premier private and public schools  convenience has never been better.

Comprising of three double bedrooms, study space, open planned kitchen, meals and living area, the homes character features have also been carefully preserved making the appearance of the home all the better.

Outside the large entertaining area looks out onto established gardens with an abundance of space with direct access into the large double door shed with character features everywhere you look.

The property includes 

- \* Three large king-sized bedrooms with large windows which allow natural light to flood the room, with the master-suite featuring original character fireplace.
- \* Open-planned updated, kitchen, meals and living area.
- \* The kitchen which has plenty of cupboard and bench space and also includes stainless steel finishing's giving a fresh modern look.
- \* The main bathroom with floor to ceiling tiles includes a large shower, bath, and vanity with the added convenience of a separate toilet.
- \* Large laundry space with direct access to the rear yard
- \* The large entertaining area outlooks the established rear garden serviced by original stone tool.

Other features:

- \* Split system air-conditioning
- \* Large four car shed with rear access door, perfect for drive-through access into the yard.
- \* Ceiling fans in all living area
- \* Subdivision potential subject to council consent

For more information, please contact Grant and Bailey today.

NOTE

There may be some properties where mask wearing will be required for the duration of the inspection due to the safety of high risk individuals. Please follow directions and instructions from our agents at all open inspections and adhere to social distancing of 1.5m at all times where possible.

First National Real Estate Peoples' Choice - RLA222770

## Property Features

### Key features of the property

- **3 Bedrooms**
- **1 Bathroom**
- **1 Toilet**
- **2 Garages**
- **Air Conditioning**
- **Split System Air Conditioning**
- **Open Fire Place**
- **Split System Heating**
- **Secure Parking**
- **Outdoor Entertaining**
- **Shed**
- **Fully Fenced**
- **Dishwasher**

## Property Location



## Key Documents

[Form R3](#)

# Make an Offer

[Offer Form](#)

## **Please Note**

An offer form is not a contract of sale document. An offer may be withdrawn at anytime before signing the contract of sale. Contracts of sale are also subject to a 2 day cooling off period (exercisable by the purchaser) under section 5 of the Land and business (Sale & Conveyancing) Act 1994.

## Thank you

Thank you for viewing the property at 32 Twelfth Street GAWLER SOUTH. If you feel this home is right for you and you would like to make an offer or if you have any questions regarding the buying process please don't hesitate to contact me.

If this property is not quite what you're looking for go to the **Buyer Registration** tab and complete the details - that way we can tailor our property search to your exact needs and alert you as soon as suitable properties become available, if not already.

Again, thank you for viewing this property.

Kind regards,

[agent-firstname] [agent-lastname]

[agent-title]

[agent-phone]

[agent-email]

## Buyers Registration

Would you like to know about our newest listings before everyone else?

Great! We want you to be first to know too.

Give us your wish list and we'll make sure that you receive VIP alerts the moment we begin marketing. If your search criteria changes, just update our system whenever you like.

Putting you in control is just another way that **'We put you first'**.

Let us know what you're looking for by completing the form below and we'll be sure to let you know the instant we list a property matching your criteria.

- |   |  |
|---|--|
| <input type="checkbox"/> All                |  |
| <input type="checkbox"/> Acreage/ Lifestyle | <input type="checkbox"/> Duplex/ Semi-Detached |
| <input type="checkbox"/> House              | <input type="checkbox"/> Townhouse             |
| <input type="checkbox"/> Unit               | <input type="checkbox"/> Vacant Land           |

- |   |   |
|---|---|
| <input type="checkbox"/> All                    |   |
| <input type="checkbox"/> Post Codes 5118 & 5116 | <input type="checkbox"/> Post Codes 5114 & 5115 |

