



Note: Floor Plan is not to scale

## WILLIAMSTOWN - Why Rent When You Can Own

\$279,950

Located in the 'Gateway to the Barossa Valley', this 2009 built property is situated on a large 1012m<sup>2</sup> allotment and is conveniently close to schools, parks, shops and cellar doors. Only 15 minutes from Gawler this property still offers the chance to breathe in that fresh Barossa country air.

Positioned at the end of a quiet cul-de-sac, this lovely home consists of a formal entry, formal lounge and open plan meals, family living and kitchen which is modern and complete with ample cupboard space and quality appliances.

2.7m ceilings are throughout the home for that feeling of extra space.

Boasting 4 bedrooms in total, the main bedroom features a stylish ensuite and built-in robe. Bedrooms 2 and 3 also contain built-in robes and are fully carpeted. The main bathroom includes shower and bath with separate toilet and the laundry is spacious and has external access.

Heating and cooling is supplied via the large split-system and the home has the ability to have ducted evaporative air-conditioning connected as power and water are supplied to the ceiling cavity already.

With such great value for money this is an opportunity not to be missed!

RLA 249396

## Upcoming Inspections

Inspect by appointment, contact agent.

## Land Size

1012 m<sup>2</sup>

## Kies Real Estate

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