



## **GAWLER WEST - Entertainer with Breathtaking River Views**

\$399,950

This unique property presents the opportunity for a truly great rural lifestyle. Situated on nearly 4 acres and surrounded by river views, it is surprisingly only 5 minutes from the heart of Gawler.

This property really is an entertainer???s dream. With three entertaining areas to choose from, you will never run out of room. Every day will feel like a holiday with your own in-ground swimming pool plus pergola, spa with water feature, and outdoor shower. There is also an outdoor kitchen, complete with sink and bar fridge, plus an outdoor powder room for added convenience! The tree-studded grounds also feature a double carport, a shed/workshop with three-phase power, a teenage retreat, and a gazebo with direct views over the river.

The home itself boasts three bright and spacious bedrooms, all containing built in robes. Raked ceilings are a feature throughout the lounge, second family/meals area, and spacious kitchen, which has been tastefully updated with plenty of cupboard space. The whole home is serviced by ducted reverse cycle air-conditioning and a slow combustion heater.

This is a rare and fabulous opportunity to purchase not just a house, but a picturesque lifestyle. Call Kies today to arrange an inspection to suit.

RLA: 249396

## **Upcoming Inspections**

Inspect by appointment, contact agent.

## **Land Size**

1520 m2

## **Kies Real Estate**

enquiries@kies.com.au

08 8523 3777

3A Adelaide Road, Gawler 5118



**Please Note:**  
 Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agents can accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.

Area	M <sup>2</sup>
Living	129.82
Verandah	159.27
<b>Total Approx</b>	<b>289.09</b>

