

## 9 Trestrail Circuit, WILLIAMSTOWN, SA 5351

### PERFECT RETIREMENT HOME

This top quality home is neat as a pin and has all the wanted extras and is located amongst other quality homes only a short distance from the main street and all of its facilities.

The home has top quality fixtures and fittings throughout and features a very large kitchen with pantry cupboards, island bench, electric oven and induction cooktop, family/dine with combustion heater, separate lounge, ensuite and walk in robe to the master, second and third bedrooms with built in robes, sparkling 3 way bathroom and laundry with built ins.

Year round comfort is provided by ducted reverse cycle air conditioning and ducted evaporative air conditioning. Electricity bills are reduced by a 5 kilowatt solar electric system and there are roller shutters to the outside windows making this an ideal lock and leave property for those who love to holiday.

A double garage with auto door is perfect to keep the cars under cover and has direct access to indoors being ideal for the security conscious and those rainy days. There are also side gates which a trailer can be stored behind, a workshop shed, a garden shed and a wood shed.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Sold

**INTERNET ID:** 80P3069

#### SALE DETAILS

**\$489,000 - \$509,000**

#### CONTACT DETAILS

**Elders Real Estate Gawler**

37 Murray Street

GAWLER, SA

08 8522 1988

RLA: 64256

**Jeff Lind**

0413 186 214

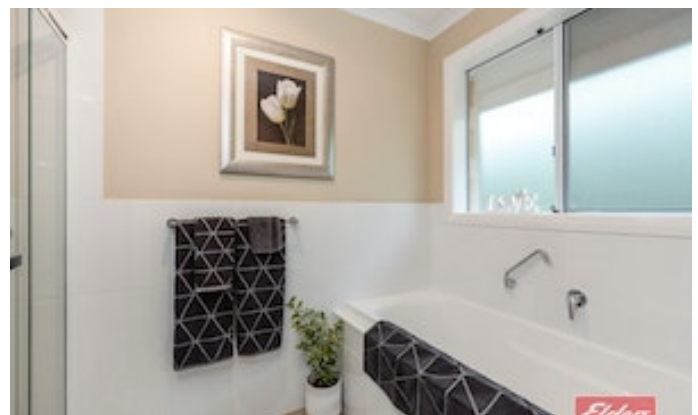
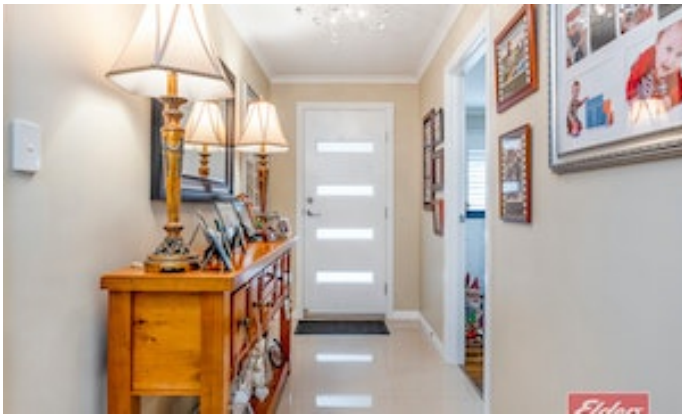
At the rear of the house is a large outdoor entertaining area with feature wall being perfect for when family and friends are over, two rainwater tanks and the yard is fully fenced and private.

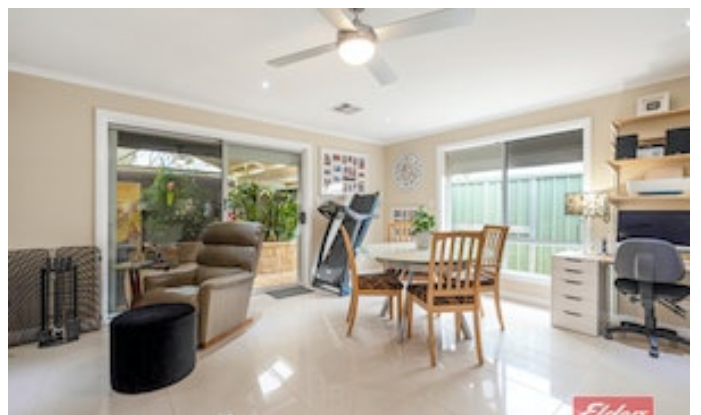
This property is one of the best you will find in Williamstown and value packed.

To inspect contact Jeff Lind on 0413186214.

All information contained herein is gathered from sources deemed to be reliable. However, we cannot guarantee its accuracy and interested persons should seek their own enquiries.

- Land Area 465.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage







9 Trestrail Circuit  
WILLIAMSTOWN



AREA	SQM
Living	131.5
Garage	32.5
Entertain	28.8
Verandahs	26.9
Shed 1	7.2
Shed 2	5.4
Shed 3	2.9
<b>TOTAL</b>	<b>235.2</b>



This sketch is for illustration purposes only. All measurements are metric, being internal, not to scale, and approximate. Photography and Floorplan produced by propertylaneimages.com.au

