

## 16 Duldig Avenue, GAWLER EAST, SA 5118

### Exceptional Family Living on a 1,251sqm Corner Allotment

Perfectly positioned in a fantastic location just a short walk to Gawler's vibrant main street and close to quality schools, this expansive two storey home offers a rare combination of space, comfort and lifestyle.

Set on a generous 1,251sqm corner allotment, the home showcases five spacious bedrooms and two stunningly renovated bathrooms. Multiple living zones provide incredible flexibility, with a kitchenette in one of the living areas making it ideal for dual living, extended family, or guest accommodation.

At the heart of the home is the upgraded timber kitchen featuring a large central island overlooking a dining space. Throughout the home you'll find abundant built-in cupboards, ensuring practical everyday convenience. Comfort is assured year-round with 2 ducted evaporative air conditioners, 2 split systems and 2 slow combustion heaters, along with a 12.5kw solar system to help keep running costs down. A third toilet adds extra convenience for busy households.

Step outside and enjoy your own private oasis with the in-ground resort-style saltwater pool, complete with solar heating for extended seasonal use. You will also find a paved outdoor entertaining area plus an extra pergola area, a charming front verandah that

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:** For Sale

**INTERNET ID:** 80P4365

#### SALE DETAILS

**\$990,000 - 1,080,000**

#### CONTACT DETAILS

**Elders Real Estate Gawler**

37 Murray Street

GAWLER, SA

08 8522 1988

RLA: 64256

**Christopher Hurst**

0412 897 020

offers a peaceful vantage point to sit back and take in picturesque gully views. The gardens are well established adding beauty, privacy and a sense of calm to the property.

The property also includes two carports, side access to a large shed and ample room for vehicles, storage or hobbies, making it a perfect fit for families who need space inside and out.

This is truly a substantial, feature-packed family home offering flexibility, lifestyle and unbeatable convenience, an opportunity not to be missed.

Ready to make an offer? Head to [eldersgawler.com.au](https://eldersgawler.com.au), select the property, and click the 'Make an Offer' tab to submit your offer online in just a few steps.

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 1,251.00 square metre
- Bedrooms: 5
- Bathrooms: 2
- Single garage
- Double carport







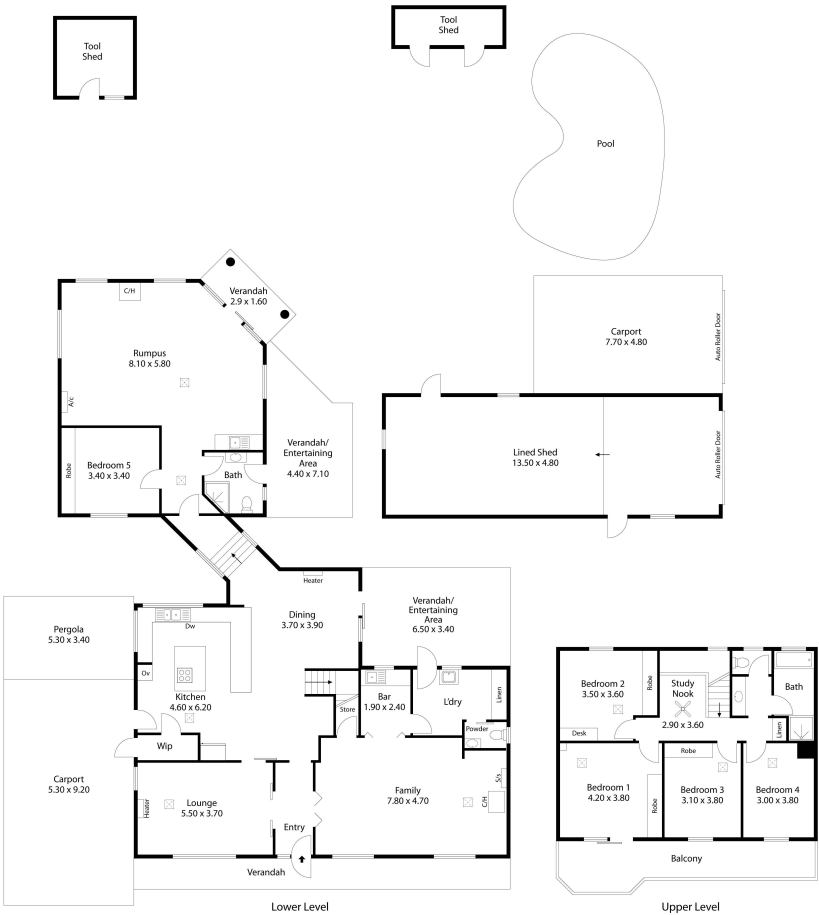








16 Duldig Avenue,  
**GAWLER EAST**



Living:	302.30SQ.M
Verandah:	68.95SQ.M
Carport:	86.98SQ.M
Shed:	65.97SQ.M
Balcony:	17.81SQ.M
<b>TOTAL:</b>	<b>542.01SQ.M</b>



This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.