



**first national**  
REAL ESTATE

Peoples' Choice RLA222770



## 24 Fourth Street **Gawler South**



[firstnationalgawler.com.au](http://firstnationalgawler.com.au)

8523 4111



## GORGEOUS 1875 COLONIAL COTTAGE

First National are proud to present this picturesque, updated family cottage extended by the keen eye to suit the needs of the growing family. Own a piece of SA history with 'Avwana'...one of Gawler's first cottages, this premium character home awaits a savvy buyer.

Residing on a premium 681sqm allotment (approx.) with rear lane access, this gorgeous character filled home has the benefits of large flexible bedrooms, two living areas, established gardens, large rear shed, a cellar provision and the charm to suit!

Features include;

- Three to four large bedrooms
- Large warehouse style kitchen with feature brick wall, island bench and chefs cook-top oven
- Open plan meals, kitchen and living area with bi-fold doors to the entertaining area
- Glistening floor to ceiling tiled main bathroom with freestanding bath
- Large laundry with second toilet
- Separate formal lounge or fourth bedroom with original fireplace
- Reverse cycle heating and cooling

- Pitched undercover entertaining area which opens to the main home. The perfect spot for entertaining all year around, looking out onto the manicured cottage style gardens
- Large rear yard with plenty of room for the kids to play
- Rear 12m x 6m four car garage with direct access to the rear yard and workshop area with combustion fire

Located within walking distance to Gawler's Main Street, this property is the perfect location, get in quick to book an inspection!

First National Real Estate Peoples' Choice - RLA 222770

**Grant Fielke**  
**0427 300 049**

[grant@firstnationalgawler.com.au](mailto:grant@firstnationalgawler.com.au)



**Bailey Fielke**  
**0427 716 886**

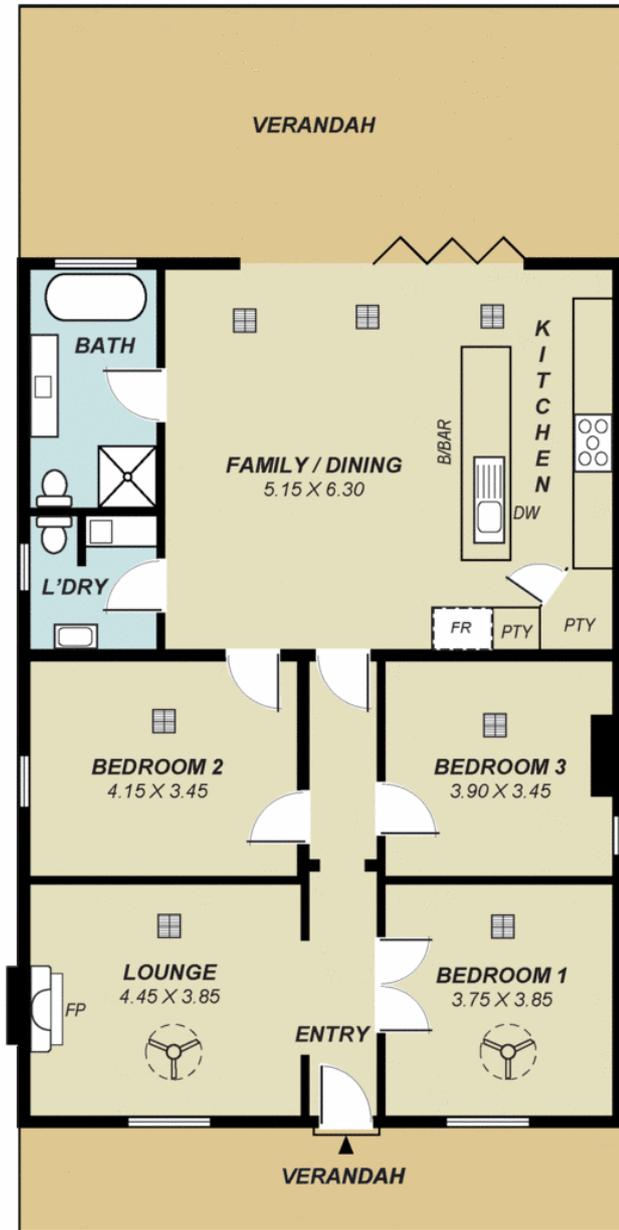
[bailey@firstnationalgawler.com.au](mailto:bailey@firstnationalgawler.com.au)



**Price Guide: \$499,000**

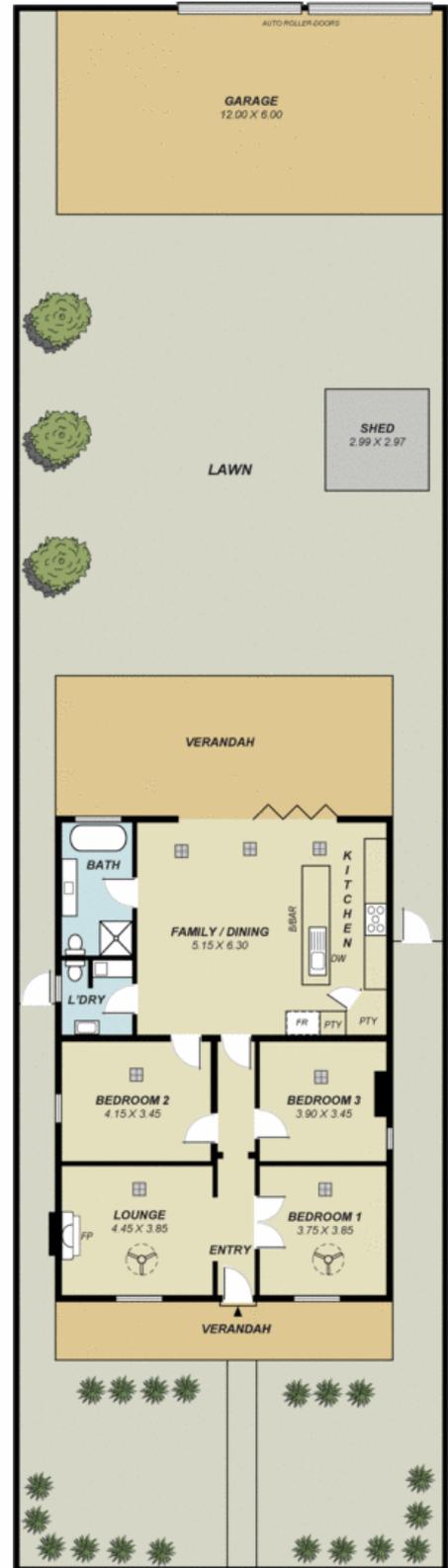
# Floor Plan

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Area	m <sup>2</sup>
Living:	134.07
Garage:	72.00
Verandah:	58.21
Shed:	08.88
<b>Total:</b>	<b>273.16</b>

*This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.*



**FOURTH STREET**

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Area	m <sup>2</sup>
Living:	134.07
Garage:	72.00
Verandah:	58.21
Shed:	08.88
<b>Total:</b>	<b>273.16</b>

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82 Adelaide Road GAWLER SOUTH