



**first
national**
REAL ESTATE

| Peoples' Choice RLA222770



16 Cleland Court **Willaston**



firstnationalgawler.com.au

8523 4111



NEST OR INVEST

Robert Stell and First National Gawler are pleased to introduce 16 Cleland Court, Willaston. Built in 1992 in a well-established street, this house has so much to offer and more! Do not let the chance to purchase this fantastic three-bedroom home set on a generous 575sqm block (approx.) pass you by!

Affordable investment opportunities are increasingly harder to find. This house is perfect for those that seek to enter the market or expand their portfolio or property. Nestled away from the hustle and bustle yet moments away from an array of eateries, the area's best restaurants and the conveniences of Gawler, so close this location will prove popular for many years to come. This property is a set and forget investment with a house proud tenant that enthuses about serenity enjoyed thanks to the quiet cul de sac location.

This house offers so much and would make a great first home, place to grow a family or ideal investment property. Secure parking with low maintenance and well-maintained gardens will make it easy to move in and enjoy straight away.

Vinyl flooring flows throughout the front entrance through to the family area and compact kitchen. Timber laminate flooring finishes off the lounge and formal dining area and is also found in the three bedrooms making a very low upkeep for families with small children or animals.

The master bedroom is spacious with a walk-through robe and the flexibility of a two-way bathroom and separate toilet is very useful for the growing family.

Bedrooms two and three are also of good size and are set away from the master for that extra privacy. Evaporative air conditioning and electric heating will keep you comfortable throughout the seasons.

House offers –

- Three bedrooms
- Walk through robe in master
- Two-way bathroom
- Separate lounge
- Formal dining
- Family living
- Large outdoor area
- Evaporative air conditioning

First National Real Estate Peoples' Choice - RLA 222770

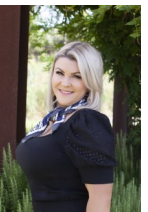
Robert Stell
0401 551 065

robert@firstnationalgawler.com.au



Melissa Slack
0491 303 446

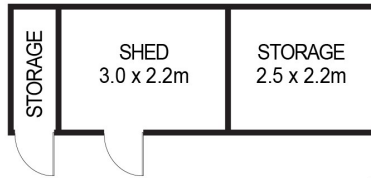
melissa@firstnationalgawler.com.au



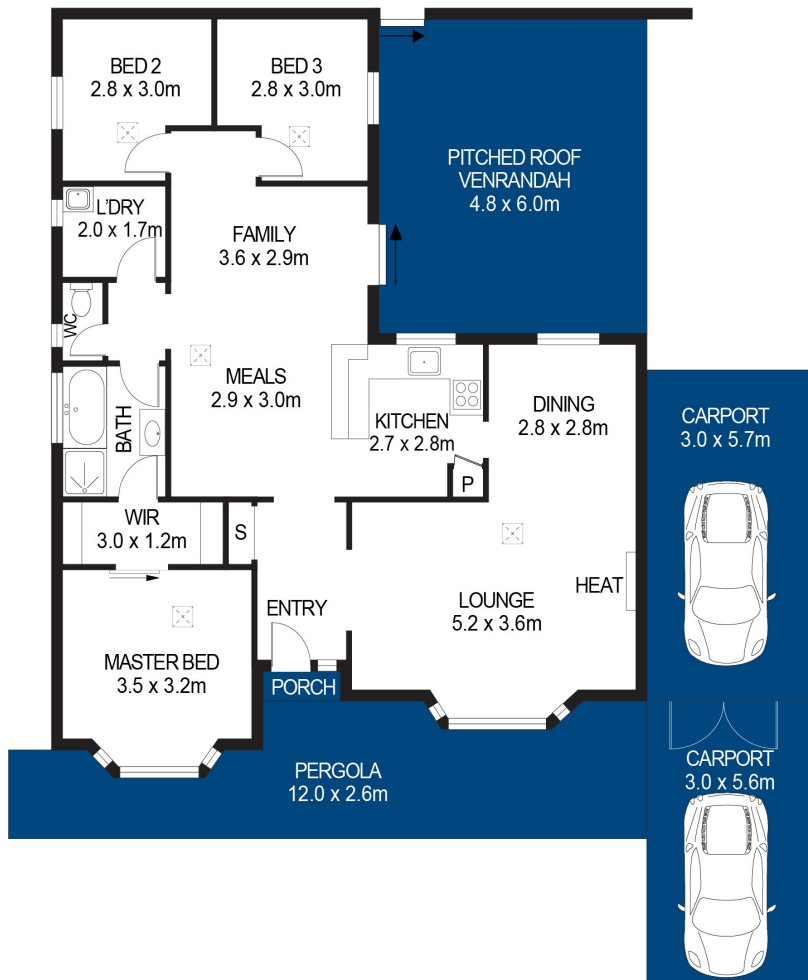
Price Guide: \$399,000 - \$419,000

Floor Plan

Allotment Size: 575sqm (Approx)
Year Built: 1992 (Approx)
Council Area: Town of Gawler
CT Number: 5287/562



Like us on Facebook to view all of our
 new properties first!
facebook.com/fnpeopleschoice



16 CLELAND COURT, WILLASTON

APPROXIMATE DIMENSIONS
 LIVING: 108.4m²
 CARPORT/PORCH: 34.7m²
 PERGOLA/VERANDAH: 60.0m²
 SHED/STORAGE: 13.9m²
 TOTAL: 217.0m²

DISCLAIMER

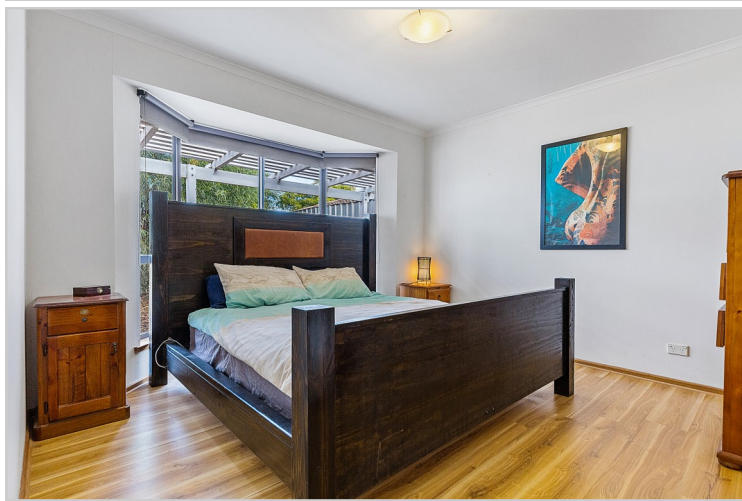
PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.



IMAGES AND FLOORPLAN BY:
IN-HOUSE
 IMAGING
inhouseimaging.com.au

This brochure & floorplan are for illustration purposes only & all measurements are approximate. Any fixtures shown may not necessarily be included in the sale contract & it is essential that any queries are directed to the agent, & any information that is intended to be relied upon should be independently verified. Neither the agent, vendor or contracted illustrators take any responsibility for any omissions, wrongful inclusion or typographical error which may occur in this brochure as it is intended as an artistic impression only. While every endeavor has been made to verify the correct details in this publication, neither the agent or the vendors accept liability for any error or omission.

First National Real Estate Peoples' Choice - RLA222770



We Put You First

First National Real Estate Peoples' Choice - RLA222770

8523 4111

82 Adelaide Road GAWLER SOUTH