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national**
REAL ESTATE

| Peoples' Choice RLA222770



9 Duldig Avenue, **GAWLER EAST**



firstnationalgawler.com.au

8523 4111



START UP, SLOW DOWN OR INVEST

Welcome to 9 Duldig Avenue, Gawler East. Built in 2005 and residing on a spacious 580sqm allotment, feel free to take advantage of the sheer convenience this property offers. Being within a short stroll the Gawler's main street, transport, and local amenities – the home also offers side access and a low maintenance garden.

Updated with a fresh coat of paint, new floor coverings and landscaping, the home comprises of three large bedrooms, open planned living areas, spacious wet areas, and the added bonus of 3 Metre High ceilings throughout, making the home feel very spacious with plenty of room to breathe.

The home features:

- * Large front master bedroom with walk-in robe, ensuite and roller shutters
- * Extended double garage, which fits the larger style of vehicles.
- * Bedroom 2 and 3 including built in robes and ceiling fans
- * The three-way main bathroom has the convenience of a separate toilet
- * An open planned kitchen, meals and living area surrounded by windows allowing an abundance of natural light to flood the room.
- * The kitchen includes plenty of cupboard and bench space with stainless steel appliances.

- * Outside the low maintenance garden is perfect for you to keep as is or add your finishing touches.
- * A large gabled entertaining area with courtyard space to the side which includes a garden shed.
- * Reverse cycle zoned air-conditioning
- * Split system air-conditioning

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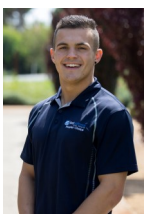
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Floor Plan

Allotment Size: 580sqm(approx)
Year Built 2005 (approx)
Council Area Town of Gawler
CT Number 5934/779

9 Duldig Avenue,
GAWLER EAST

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Living: 102.83SQ.M
Double Garage: 33.60SQ.M
Verandah: 27.72SQ.M
Pergola: 35.96SQ.M
Porch/Shed: 6.85SQ.M

TOTAL: 206.96SQ.M

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

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