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REAL ESTATE

Peoples' Choice RLA222770



Unit 7/3 Fifteenth Street **Gawler South**



firstnationalgawler.com.au

8523 4111



AN INVESTORS TOWNHOUSE DREAM

Welcome to Unit 7/3 Fifteenth Street, Gawler South – a unique and distinctive townhouse that stands out from the rest, offering a perfect blend of modern comfort and practicality. This property is currently a sound investment opportunity, as it is tenanted until August 2025.

Upon entering the townhouse, you're greeted by a tiled entry that sets the tone for the contemporary design within. The main room, spacious and well-lit, features a split system for climate control and a personal ensuite, adding a touch of luxury and convenience to your living space. High ceilings with downlights create an open and inviting atmosphere, enhancing the overall sense of space and comfort.

The townhouse boasts a modern kitchen equipped with a gas oven top and hot water, making cooking a delight for residents. The inclusion of a dishwasher adds to the convenience, making daily chores a breeze. The thoughtful design of the kitchen extends to the living areas, ensuring a seamless flow throughout the home.

The property comprises two bedrooms, each with carpeted floors for added comfort. The top-level features floating floorboards, providing a stylish and low-maintenance option that is easy to clean and care for.

With a second bathroom and a separate laundry, this townhouse is designed to accommodate the needs of modern living.

Noteworthy is the easy-to-maintain back and side areas, offering outdoor space without the hassle of extensive upkeep. The single carport provides secure parking for one vehicle, enhancing the practicality of this residence. Two split systems ensure year-round comfort, allowing residents to control the climate in different areas of the townhouse. This feature is particularly valuable in adapting to the varying weather conditions throughout the year.

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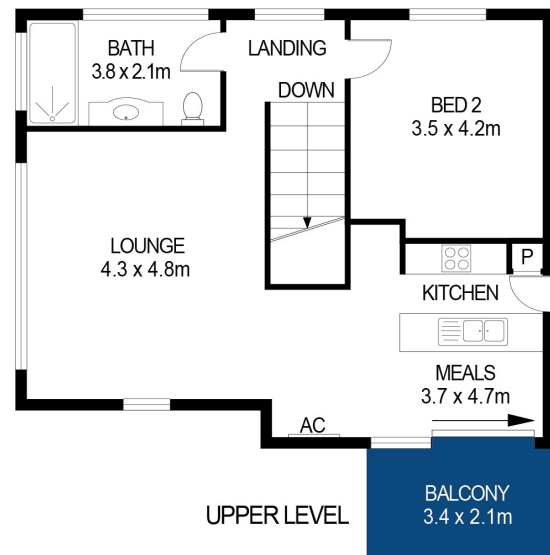
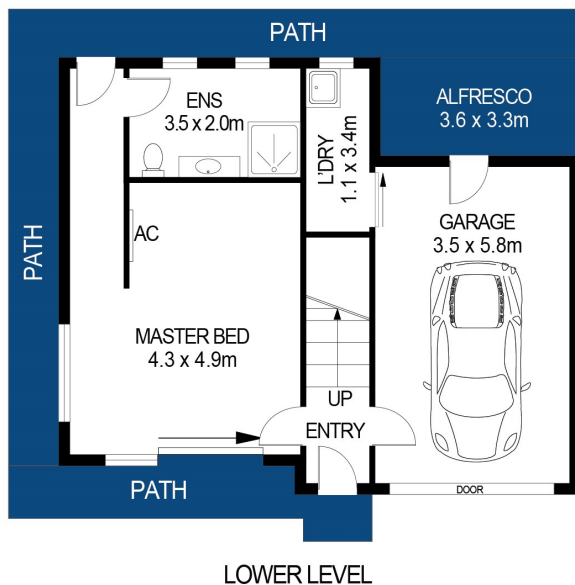


Floor Plan



Allotment Size
Year Built
Council Area
CT Number

173sqm (Approx.)
2008 (Approx.)
Town of Gawler
6037/205



7/3 FIFTEENTH STREET, GAWLER SOUTH

APPROXIMATE DIMENSIONS

LIVING:	115.0m ²
GARAGE:	20.3m ²
ALFRESCO:	11.8m ²
BALCONY:	7.1m ²
TOTAL:	154.2m ²

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.



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