

**3 Shepherd Street, Freeling, SA 5372**



**House For Sale**

Wednesday, 8 January 2025

3 Shepherd Street, Freeling, SA 5372

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 703 m2**

**Type: House**



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## Auction Online | Unless Sold Prior

Welcome to 3 Shepherd Street, Freeling! This charming 3-bedroom, 1-bathroom home is nestled on a generous 703sqm flat block, offering plenty of space and endless potential. The three bedrooms are well sized and along with the practical and tidy bathroom, and a comfortable lounge area equipped with a split system for year-round heating and cooling. Whether you're a first-home buyer, savvy investor, or someone looking to downsize, this property is perfectly positioned to meet your needs. Nestled on a generous 703sqm flat block and with the existing features, this is a great chance to enter the market and make this property your own! The potential for further enhancements or personal touches such as verandah or entertaining area, additional shedding and more! (STCC) The abundance of grassed areas provides a lovely space for animals and children to play. Situated in a prime location within Freeling, this property is close to local schools, parks, shops, and all the conveniences of small-town living. Additionally, its proximity to Gawler and the Barossa Valley makes it an appealing choice for those seeking a peaceful lifestyle with easy access to city amenities. Properties like this in Freeling don't last long. Whether you're ready to move in, rent out, or add value, this home is a must-see. This property will be going to Auction unless SOLD prior, to register your interest please phone Michael Dittmar 0451 670 631 and Lee Cuy -Thomas 0415 947 572

**Features-** Three well sized bedrooms, perfect for family living, accommodating guests, or setting up a home office.- A practical and neat main bathroom designed with functionality in mind.- The lounge boasts a split system for heating and cooling, ensuring year-round comfort for you and your family.- Plenty of space in the kitchen with pantry cupboard, generous bench and preparation space as well as electric stove and oven- Wooden floor boards throughout the home adding a touch of style and homey feeling- Split system reverse cycle heating and cooling providing year round comfort- Shedding which provides ample storage or workshop space for the hobbyist, tradesperson, or those who simply need extra room for their tools and toys.- Enjoy the luxury of space with a sizeable, easy-to-maintain flat block. The potential for outdoor entertaining, gardening, or even future development (STCC) is endless.- Fenced front yard and double gate to enclose the back yard providing space to store vehicles, caravans, trailers or boats- The current lease is until 12th December 2025 with \$310.00pw payments

**More info:**Built - 1966House - 82 m2 (approx.)Land - 703 m2(approx.)Frontage - 26mZoned - EN - Established NeighbourhoodCouncil - LIGHTHot Water - ElectricNBN - FTTN available

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