

49 Murray Road, Hewett, SA, 5118



House For Sale

Thursday, 24 October 2024

49 Murray Road, Hewett, SA, 5118

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Fantastic First Home or Impressive Investment

Blending comfort, practicality, and modern convenience in a highly-sought location, perfect for the first home buyer, downsizer or savvy investor - Ross Whiston and Sallyann Vivian welcome you to 49 Murray Road, Hewett!

The home boasts 4 bedrooms, each with built-in robes, while the master bedroom includes a private ensuite, leaving the main bathroom for family members and guests.

Multiple living areas include a formal lounge and dining area, separated by a stylish archway cut-out, creating a sense of space and connection, whilst the open-plan living area features double doors opening from the entry hall to reveal a bright and airy space. The large kitchen boasts ample cupboard storage, featuring an electric wall oven, gas cooktop, and plenty of benchspace perfect for meal prepping, or hop on a stool and enjoy your morning cuppa.

The outdoors offers an undercover outdoor entertaining area, perfect for hosting your weekend get-togethers as well as single, drive-through access from the double garage. The 6m x7m (approx) shed is complete with concrete flooring and power, providing endless possibilities for use-whether as a workshop, extra storage, or a hobby space. The property also boasts 4x 5,000lt rainwater tanks, plumbed (gravity-fed) to the kitchen and laundry, plus 6x 1,000lt rainwater tanks for garden use, and established front and back gardens, with fruit trees.

Equipped with a range of modern conveniences, including ducted evaporative air conditioning and ducted gas heating to keep you comfortable all year round, the home is also energy efficient with a 12 panel solar system.

Additionally:

Year Built - 2004

Wall Construction - Brick

Land Size - 800m² (approx)

Floor Area - 206 sqm (approx)

Frontage - 20m (approx)

Zoning - N - Neighbourhood

Local Council - Light Regional Council

Solar System - 12 panels, 3kW (approx only)

Estimated Rental Return - \$630-\$650 p/w (approx)

Council Rates - \$645 p/q (approx - FY 24/25)

Water Rates - \$170.35 p/q (approx - excl usage)

ESLevy - \$92.70 p/a (approx - FY 24/25)

Easement(s) - No

Encumbrance(s) - Yes

Sewerage - Mains

Thoughtfully designed, this well-appointed home truly has it all, from comfort and convenience to space and functionality, and only minutes to Gawler's main street, local schooling, Clonlea Park and the very convenient Expressway, your first home, next home or rewarding investment is a phone call away - call Ross Whiston on 0418 643 770 or Sallyann Vivian on 0419 849 168 for further information today!

Want to find out where your property sits within the market? Have one of our multi-award-winning agents come out and provide you with a market update on your home or investment!

Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions.

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