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## Welcome

Hello,

My name is Sharryn Noonan and I am the selling agent for this property.

Thank you for your interest. You should find everything you need to know about the property in this eBook. However, should you have any questions at all, please don't hesitate to contact me.



### **SHARRYN NOONAN**

#### **SALES CONSULTANT**

0418 143 098

[sharryn@firstnationalgawler.com.au](mailto:sharryn@firstnationalgawler.com.au)

Sharryn started her real estate career in the Barossa Valley. Originally from Broken Hill, Sharryn has extensive experience in customer service and has a great eye for detail as well as good knowledge of the real estate market.

Sharryn has a down to earth and transparent attitude, being upfront and honest with the goal of hitting her targets. Sharryn also has a long history in the security industry however her passion is in real estate and achieving successful outcomes. Taking the stress and confusion out of the vendors and purchasers' hands and helping them through each step of the process along the way.

Being family orientated, Sharryn knows the importance of family, having twins herself and creating a balanced lifestyle and making the most out of life with a positive "can do" outlook. Sharryn also has an interest in local community sports which includes helping with the Gawler t-ballers and other sporting related events. With great local knowledge Sharryn looks forward in helping to assist you in buying or selling your property, with her determination and bubbly personality to get the job done as well as her high standards of work ethics and delivering the best outcome for her clients.

## Property Details



### 9 Railway Terrace, Hamley Bridge

Private Viewing - Serious Buyers Only

4

2

3

**\$819,000 -**

**\$829,000**

Air Conditioning

Split System Air Conditioning

Evaporative Cooling

Ducted Cooling

Inside Spa

Open Fire Place

Split System Heating

Secure Parking

Deck

Floor boards

Outdoor Entertaining

Shed

Fully Fenced

Built In Robes

Dishwasher

Here is your chance to own a true piece of local history! This stunning 1880 four-bedroom bluestone home is more than just a residence; it's a grand statement. Originally serving as the Hamley Bridge Railway Station, this iconic property once stood as the bustling hub of the town.

Beautifully preserved and full of character, the home combines historic charm with modern comfort, offering a unique opportunity to live in a landmark that tells a story. Perfectly positioned in the heart of Hamley Bridge, this remarkable property is ready for its next chapter.

#### Property Features:

- \* Beautifully maintained gardens ♦ all pots and plants included in the sale
- \* Four huge bedrooms filled with natural light
- \* Cellar ♦ perfect for your wine collection
- \* High ceilings and charming character details throughout
- \* Very large lounge room and dining area ♦ ideal for family gatherings
- \* Massive open kitchen with original cabinetry

- \* Working old-fashioned oven plus a new wall oven and new dishwasher
- \* Two beautifully updated bathrooms with feature finishes
- \* French doors opening to your very own platform  a fantastic entertaining space
- \* Situated on a spacious 1,392m<sup>2</sup>  block
- \* Shed for storage and chook run
- \* And so much more to discover!

For more information, please contact the proud selling agent of the unique property. Sharryn Noonan  
0418 143 098.

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Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective Purchasers should make their own enquiries to verify the information contained in this document.

First National Real Estate Peoples' Choice - RLA222770

## Property Features

### Key features of the property

- 4 Bedrooms
- 2 Bathrooms
- 2 Toilets
- 3 Carports
- Air Conditioning
- Split System Air Conditioning
- Evaporative Cooling
- Ducted Cooling
- Inside Spa
- Open Fire Place
- Split System Heating
- Secure Parking
- Deck
- Floor boards
- Outdoor Entertaining
- Shed
- Fully Fenced
- Built In Robes
- Dishwasher

## Property Location



## Key Documents

[Form R3](#)

## Make an Offer

[Offer Form](#)

### **Please Note**

An offer form is not a contract of sale document. An offer may be withdrawn at anytime before signing the contract of sale. Contracts of sale are also subject to a 2 day cooling off period (exercisable by the purchaser) under section 5 of the Land and business (Sale & Conveyancing) Act 1994.

## Thank you

Thank you for viewing the property at 9 Railway Terrace Hamley Bridge. If you feel this home is right for you and you would like to make an offer or if you have any questions regarding the buying process please don't hesitate to contact me.

If this property is not quite what you're looking for go to the **Buyer Registration** tab and complete the details - that way we can tailor our property search to your exact needs and alert you as soon as suitable properties become available, if not already.

Again, thank you for viewing this property.

Kind regards,

Sharryn Noonan  
Sales Consultant  
08 8523 4111  
[sharryn@firstnationalgawler.com.au](mailto:sharryn@firstnationalgawler.com.au)

## Buyers Registration

Would you like to know about our newest listings before everyone else?

Great! We want you to be first to know too.

Give us your wish list and we'll make sure that you receive VIP alerts the moment we begin marketing. If your search criteria changes, just update our system whenever you like.

Putting you in control is just another way that **'We put you first'**.

Let us know what you're looking for by completing the form below and we'll be sure to let you know the instant we list a property matching your criteria.

☐ All

☐ Acreage/ Lifestyle

☐ House

☐ Unit

☐ Duplex/ Semi-Detached

☐ Townhouse

☐ Vacant Land

☐ All

☐ Post Codes 5118 & 5116

☐ Post Codes 5114 & 5115

