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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

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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



801 Traeger Road, Grace Plains

Church House & Church Hall ♦ **Newly Renovated** ♦ **Unique & Rare!**

\$799,000 - \$830,000

3 1 2

Air Conditioning

Split System Air Conditioning

Split System Heating

Secure Parking

Floor boards

Outdoor Entertaining

Shed

Workshop

Fully Fenced

Broadband Internet

Built In Robes

Dishwasher

CONTACT AGENT FOR A PRIVATE VIEWING - Introducing a truly unique and rare opportunity to own a piece of history ♦ 801 Traeger Road in Grace Plains. Originally built in 1910, this charming church has been thoughtfully transformed into a stunning three-bedroom residence, seamlessly blending heritage architecture with modern living. Recently renovated and now back on the market, the property has seen extensive upgrades, including a new 6.6kW solar panel system, a brand-new roof, and numerous interior and exterior improvements that enhance its appeal.

Upon entering, you ♦ will immediately feel the character of this home. The main residence boasts three spacious bedrooms, each refreshed with new carpeting, and an upstairs bathroom that has been completely remodelled. With combustion heating and a split system, comfort is ensured year-round. Unique period features are preserved, such as the press iron roofing in the upstairs area, adding an authentic touch to the modernized interiors. The kitchen is neat, stylish, and fully equipped with contemporary amenities, including a dishwasher, making it both

functional and charming.

The 3rd bedroom has a full wall mural of artwork which was done by a well-known artist ♦ Marie Jonnson-Harrison, who once lived in this home, which gives it an extra special touch of irreplaceable history.

A fully fenced and secure yard also features another open shed area and an entertaining carport space. Five minutes to Malala, Thirty minutes from Gawler and 52 minutes to Adelaide ♦s CBD via freeway.

A key feature of this property is the historic church hall, which has been meticulously restored to unlock its incredible potential. Previously, the hall faced significant structural challenges, with buckled walls and worn flooring that required comprehensive renovations. These issues have been resolved, with all walls repaired and the original floorboards polished to a high standard. Now a blank canvas, the hall opens up an array of possibilities ♦ it could serve as a Bed and Breakfast, a creative studio, a gallery, or even a quaint caf ♦. With the advantage of a busy road at the front, the hall holds immense potential to attract passersby intrigued by its unique charm and history.

The property sits on an expansive 2,452m ♦ (approx.) allotment, offering plenty of space, privacy, and picturesque surroundings. Tucked away from neighbouring properties, it provides an ideal sanctuary while still being easily accessible. Between the main residence and the church hall, there ♦s a lovely outdoor entertaining area, perfect for gatherings, casual dining, or simply relaxing while soaking in the peaceful atmosphere. The grounds also include ample shedding and a woodshed with power, providing useful storage and workshop space.

Since it was last on the market two years ago, this property has undergone a remarkable transformation. Every inch has been carefully upgraded, making it ready to welcome new owners who will appreciate both its historic significance and its modern comforts. The combination of the beautifully converted church house, the versatile church hall, and the spacious, private land makes this property not only a unique residence but a rare investment opportunity.

Whether you envision it as a family home with historic charm, an artistic retreat, or a venture into hospitality, 801 Traeger Road is a truly one-of-a-kind property that offers endless possibilities and a chance to own a piece of Grace Plains history.

For more information, please call Sharryn Noonan 0418 143 098.

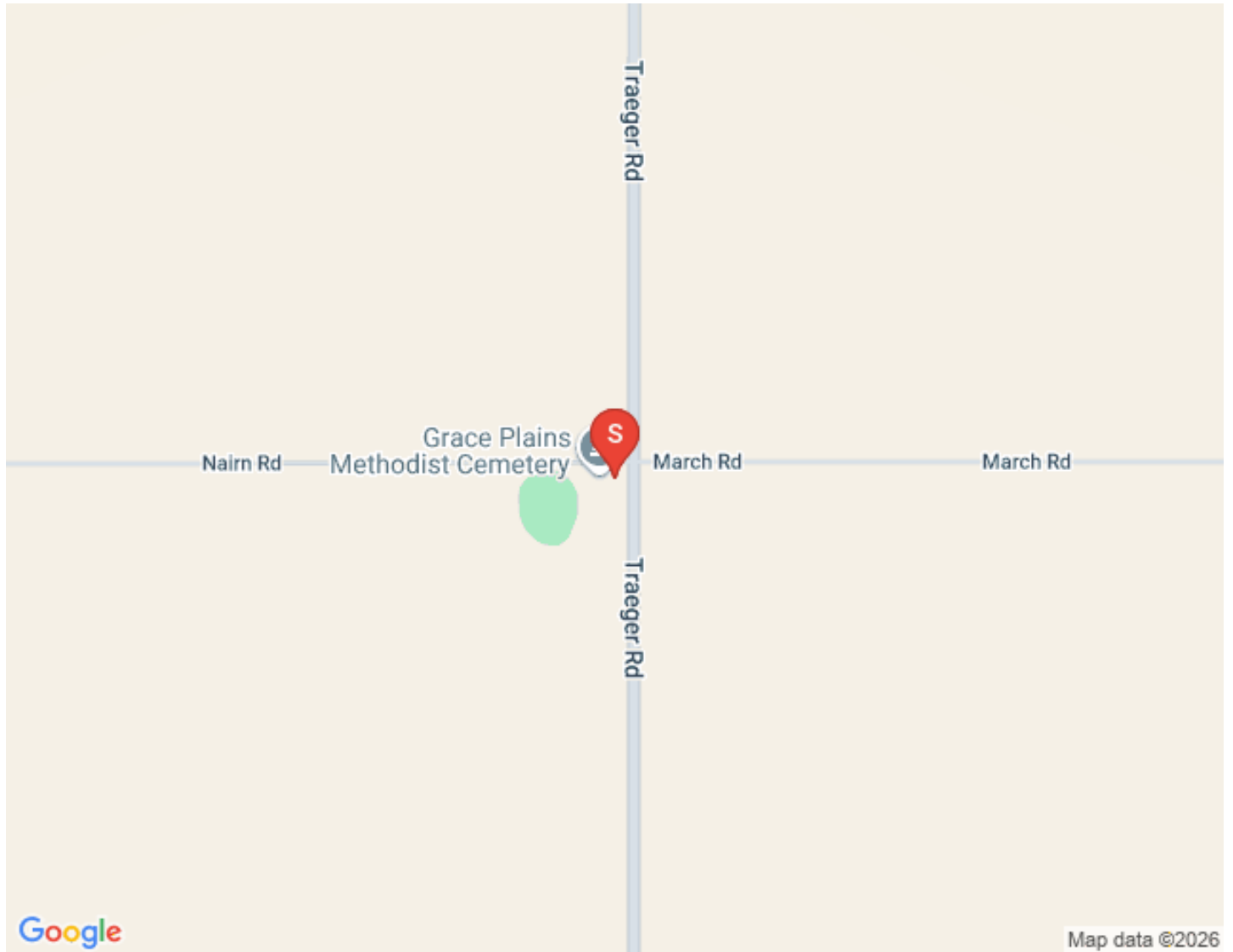
First National Real Estate Peoples' Choice - RLA222770

Property Features

Key features of the property

- **3 Bedrooms**
- **1 Bathroom**
- **2 Toilets**
- **2 Carports**
- **Air Conditioning**
- **Split System Air Conditioning**
- **Split System Heating**
- **Secure Parking**
- **Floor boards**
- **Outdoor Entertaining**
- **Shed**
- **Workshop**
- **Fully Fenced**
- **Broadband Internet**
- **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 801 Traeger Road Grace Plains. 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
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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 | ☐ Duplex/ Semi-Detached |
| ☐ House | ☐ Townhouse |
| ☐ Unit | ☐ Vacant Land |
|
 | |
| ☐ All | |
| ☐ Post Codes 5118 & 5116 | ☐ Post Codes 5114 & 5115 |

