

36 Llandower Avenue, Evandale

## Timeless Character Meets Modern Family Living

Set in the highly sought after suburb of Evandale, this charming 1920s bungalow beautifully combines timeless character with modern comfort and exceptional space.

Occupying a generous allotment of approximately 790sqm with an impressive 15.2m frontage, this character filled residence showcases soaring ceilings, original leadlight windows, decorative picture rails and beautiful fireplaces, complemented by thoughtful extensions and versatile living spaces.

Offering four spacious bedrooms with the flexibility for a fifth, three generous living areas and an expansive upstairs retreat, the home caters effortlessly to growing families, multi-generational living and those seeking additional space to work or relax.

The gourmet kitchen features quality appliances, an oversized island bench and Corian benchtops, flowing into the spacious rear living area. The main bedroom offers a walk-in robe and ensuite, while the main bathroom features a heated spa bath for added comfort.

Outside, the established garden and solar heated concrete swimming

4 2 2

### FOR SALE

\$1,800,000 - \$1,900,000

### VIEW

Sat 24th Oct @ 1:30PM - 2:00PM

### AGENTS

Lisa Xu  
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Luke Mitchell  
0411 703 055  
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### AGENCY

LJ Hooker St Peters  
(08) 8362 8008

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

**LJ Hooker**

pool create the perfect setting for entertaining and family enjoyment. With undercover parking for at least three vehicles, additional storage and exciting scope to further enhance, this home offers a wonderful blend of lifestyle and future potential.

Conveniently located just minutes from the Adelaide CBD and Norwood Parade, with easy access to quality schooling, shopping and public transport.

A rare opportunity to secure a character filled family home offering space, versatility and endless possibilities in tightly held Evandale.

#### Property Highlights

- Approx. 790sqm allotment with 15.2m frontage
- Four bedrooms with potential for a fifth
- Three spacious living areas plus an upstairs retreat
- Character features throughout
- Gourmet kitchen with quality appliances and Corian benchtops
- Main bedroom with walk-in robe and ensuite
- Solar heated concrete swimming pool
- Solar electricity system.
- Undercover parking for at least three vehicles
- Established gardens, two storage sheds and further potential

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

- \* All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

RLA 61345 RLA 282965 RLA 231015

#### MORE DETAILS

|               |         |
|---------------|---------|
| Property ID   | 2EPZFDZ |
| Property Type | House   |
| Land Area     | 790 m2  |
| Including     | Ensuite |

**Lisa Xu 0432 235 818**

Sales Consultant | [lisa.xu@ljhadelaidemetro.com.au](mailto:lisa.xu@ljhadelaidemetro.com.au)

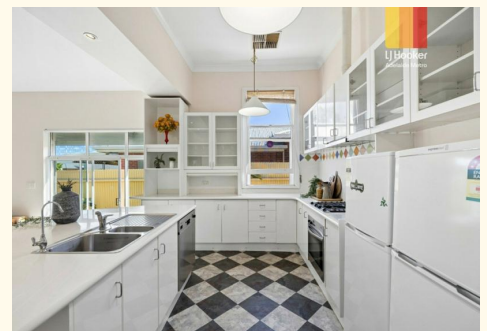
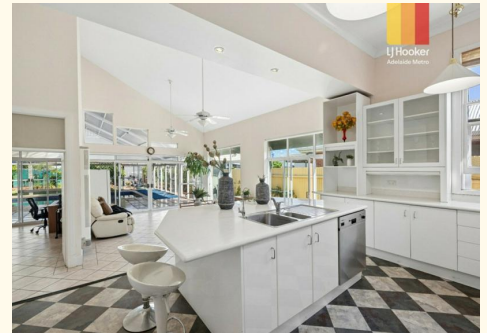
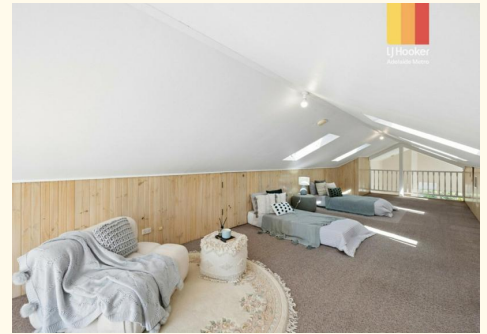
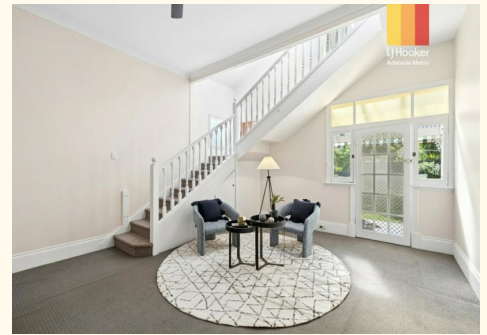
**Luke Mitchell 0411 703 055**

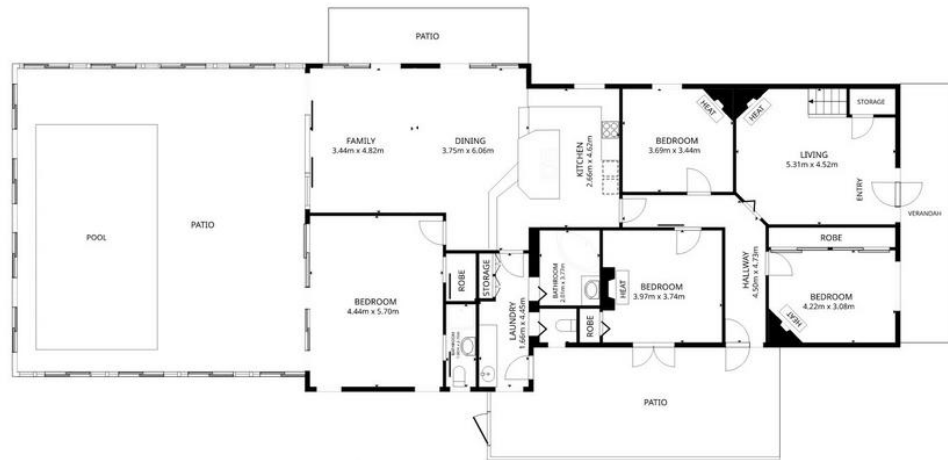
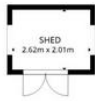
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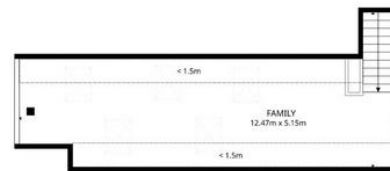
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FIRST FLOOR



SECOND FLOOR



PLANS AND LAYOUTS ARE NOT TO SCALE; DIMENSIONS ARE INDICATIVE ONLY. DETACHED STRUCTURES MAY NOT BE IN POSITION. INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES.

