

10 Wells Place, Evanston Gardens




Flexible Dual Living All Under One Roof!

Perfectly designed for families in need of space and flexibility, this 2014 custom built 'Hickinbotham' home delivers a true dual-living setup ideal for multigenerational living or large extended families wanting their own space.

With two distinct living areas (zones) including a front retreat/lounge and dining room complete with its own kitchen, there's the freedom for everyone to unwind independently while still staying connected under one roof.

Features Include:

- Four bedrooms
- Bedroom 1 located at the front of home with built in wardrobe, ceiling fan and double barn doors
- Bedroom 2 with ceiling fan
- Bedroom 3 and 4 with ceiling fan and built in wardrobe
- Two open plan family/meals/kitchen zones with ceiling fans and split system air conditioner
- One Kitchen with Modern Island kitchen bench with 900mm Westinghouse oven and electric cooktop
- Second kitchen with bar / bench and equipped with an electric

4  2  4 

FOR SALE
\$849,000 - \$869,000

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker Property Specialists
(08) 8289 6660

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**

- cooktop
- Gated outdoor alfresco with ceiling fan and retractable clothesline
- Rear lawn space and additional retractable clothesline
- Automatic double panel lift garage with internal access to home and side
- 2.7m high ceilings
- Automatic security shutters throughout, as well as block out blinds
- Security screens to front door, sliding doors, and front windows
- Laundry positioned to the rear for convenient access from both zones of the home

Perfectly positioned in Evanston Gardens, convenience is at your doorstep with Tambelin Railway Station nearby for easy city commuting.

Families are well catered for with Trinity College and other quality schooling options close by, along with local parks and reserves. Shopping centres, cafes and everyday essentials are just a short drive away, delivering a lifestyle that balances quiet residential living with everyday convenience.

Enquire Today!

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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

MORE DETAILS

Property ID	2DM1GJU
Property Type	House
House Size	240 m2
Land Area	450 m2
Including	Air Conditioning Built-in-Robes Secure Parking Fully Fenced Water Tank

Shaun Roberts 0435 367 534

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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