



## Evanston Gardens, 178 Angle Vale Road

Massive potential set on 2.5 acres

Welcome to 178 Angle Vale Road, Evanston Gardens!

This original solid brick 1960-built home offers great potential for its location and unique rural setting, perfect for families wanting space to grow but still be right on Gawler's doorstep.

With a creative imagination, this home has potential to be transformed into a beautiful family home, featuring 4-bedrooms, large rumpus room and a full wrap-around verandah.

Nestled on 2.5 acres approx. of land between Hillier and Angle Vale Road, the property boasts multiple sheds and horse stable, catering to the horse enthusiast in you. The rear paddock is ideally set up for your equine companions, while the



### For Sale

EOI - closing 18th September at 5pm

### View

[ljhooker.com.au/1U46G54](http://ljhooker.com.au/1U46G54)

### Contact

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**Disclaimer:** 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.

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front house paddock offers additional space.

Features include:

- \* 4 bedrooms.
- \* Space for kitchen to be installed.
- \* Open plan kitchen, meals and family room.
- \* Large internal rumpus room.
- \* Outside toilet, bathroom and laundry with the possibility of incorporating into the main home.
- \* Split system heating and cooling in the living area.
- \* Freshly painted.
- \* Solar hot water system and 2.5kw solar installation.
- \* Multiple rain water storage.
- \* Multiple sheds.
- \* Horse stable.

Close to the expanding Karbeethan Reserve, quality schooling, Coles Gawler Green and only a short drive to Gawler Main Street and the Northern Expressway connecting to Outer Harbor.

For further enquiries, please contact Darren Hutton on 0408 086 249.

Fun Fact:

Did you know that Evanston Gardens is named after a Scottish village called "Evanston"? The suburb was established in the 1950s and was named after a place in Scotland, reflecting the historical ties and influences that have shaped the area's identity.

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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 305453



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# More About this Property

Property ID	1U46G54
Property Type	House
House Size	130 m²
Land Area	2.5 acre
Including	Air Conditioning Workshop Solar Hot Water

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Living:	113.11SQ.M
Verandah:	279.59SQ.M
<b>TOTAL:</b>	<b>392.07Q.M</b>

This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.