



## Evanston Gardens, 20 Gibson Street

The Perfect Blend of Style and Convenience

Andrew Rose of LJ Hooker is proud to present this stunning modern home, located in the highly sought-after Orleana Waters estate. Surrounded by other quality-built homes, this property combines contemporary living with exceptional convenience.

With its impressive street appeal, this four-bedroom, two-bathroom residence is designed for comfort and style. The master bedroom features a private ensuite and walk-in robe, while the additional spacious bedrooms are equipped with built-in robes to meet all your storage needs.

The heart of the home is the stylish kitchen, complete with a breakfast bar that seamlessly connects to the open-plan living and dining area-perfect for family gatherings or entertaining guests. The double garage provides secure parking with the convenience of internal access.

4 2 2

**For Sale**  
UNDER CONTRACT BY ANDREW ROSE

**View**  
[ljhooker.com.au/66MJFDC](http://ljhooker.com.au/66MJFDC)

**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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**(08) 8255 9555**

Step outside and enjoy the alfresco area, ideal for weekend barbecues or simply unwinding. The low-maintenance backyard ensures you can spend more time enjoying your home and less time maintaining it.

**Key Features:**

- Heating and Cooling
- 2022 Build (approx.)
- Modern throughout
- Alfresco Area
- Good Sized Bedrooms
- Robes to all bedrooms
- Low Maintenance Gardens

**Specifications:**

CT / 6264/334

Council / Gawler

Built / 2022 (approx.)

Land / 375m2 (approx.)

Frontage / 13m (approx.)

Estimated rental assessment / \$570-\$590 per week

Please Note: This home is currently tenanted until February 2026 at \$520 per week.

This property is perfectly positioned near the train station for an easy commute and offers quick access to Main North Road and the Northern Expressway, making city trips a breeze.

Families will appreciate the proximity to local schools, including the renowned Trinity College.

Don't miss the opportunity to secure a home that offers modern living in a thriving community.

For more information or to arrange a viewing, contact Andrew Rose today.

**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.

RLA155355



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## More About this Property

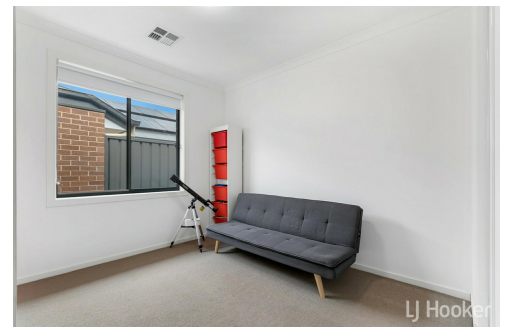
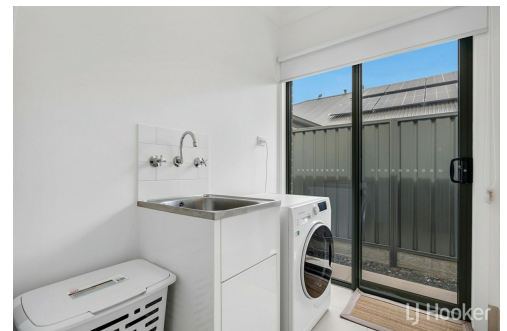
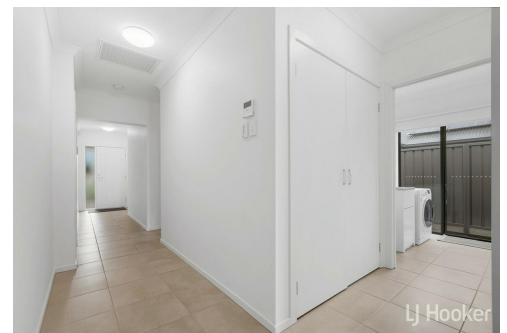
Property ID	66MJFDC
Property Type	House

**Andrew Rose 0421 988 597**

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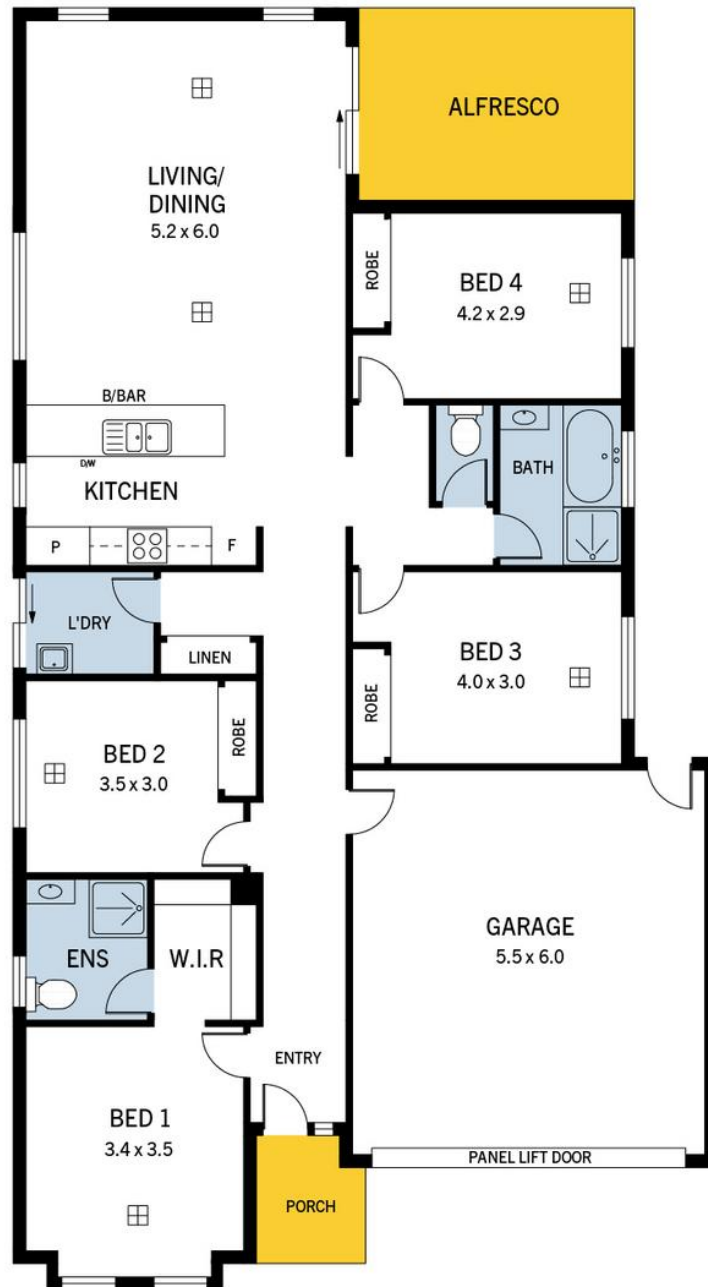
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## 20 Gibson St, Evanston Gardens

DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.  
Produced by Property Portraits

Interior 132m<sup>2</sup>  
Exterior 13m<sup>2</sup>  
Studio 33m<sup>2</sup>

**175m<sup>2</sup>**  
**TOTAL**