



## Evanston Gardens, 3 Robertson Street

### A Modern Delight!

This beautiful home boasts a wealth of living space & is positioned in one of the quietest streets in the suburb! Offering 2 living spaces with a flexible 3 bedroom, 2 bathroom floor plan, this opportunity could be the perfect investment or home! Accompanied by an alfresco for outdoor entertaining, this property also comes with a sizable backyard requiring minimal maintenance.

#### Property Features:

- \* Master bedroom with ensuite & walk-in robe.
- \* Bedroom 2 & 3 generously sized with built-in robes.
- \* Ceiling fans in all bedrooms.
- \* Open lounge space with ceiling fan.
- \* Spacious main bathroom.
- \* Open style floorplan offering flexibility & a wealth of space.



**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.

3 2 2

**For Sale**  
\$619,000 - \$679,000

**View**  
[ljhooker.com.au/1VBMG54](http://ljhooker.com.au/1VBMG54)

**Contact**  
**Matthew Nudo**  
0497 804 034  
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**LJ Hooker Gawler | Barossa**  
**(08) 8522 3311**

- \* Kitchen with walk-in pantry, modern appliances, & ample bench space.
- \* Living room with ceiling fan.
- \* Dining area opposite the kitchen.
- \* Laundry with external access.
- \* Alfresco area with ceiling fan, perfect for entertaining.
- \* Sizeable rear yard with low maintenance requirements.
- \* Double garage with automatic roller door.
- \* Ducted reverse cycle heating & cooling.
- \* 6.6kw (approx.) solar panel system.
- \* 1000L rainwater tank.
- \* High quality window treatments.
- \* Premium surface materials & appliances throughout.
- \* Immaculate condition.
- \* Quiet street positioning.

Close to local amenities such as Gawler Green Shopping Centre as well as Xavier College Primary & Gawler District College. Under 5 minutes from the Northern Expressway & the heart of Gawler (approx.). Easy access to Main North Road & 45 minutes from Adelaide CBD (approx.)

If you are interested in this stunning home, be sure to get in quick as this opportunity will not last long! Please contact Matthew Nudo on 0497 804 034 for any enquiries or to register your interest.

CT/ 6165/155

Land size / 375m2 (approx)

Internal Living / 195m2 (approx.)

Year Built / 2016

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	1VBMG54
Property Type	House
House Size	195 m2
Land Area	375 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank

**Matthew Nudo 0497 804 034**  
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Living:	141.58SQ.M
Alfresco:	17.17SQ.M
Garage:	31.57SQ.M
Porch:	3.79SQ.M
<b>TOTAL:</b>	<b>194.11SQ.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.