

35 Mozart Circuit, Evanston Gardens

## Brand New & Ready For You!

This brand-new residence presents an incredible opportunity for someone looking for the lifestyle that comes with an "Orleana Waters" address, coupled with the convenience of moving in to your brand-new home without delay.

Features include-

- 2 double bedrooms.
- Master bedroom with ensuite & built-in robe.
- Built-in robe to bedroom 2.
- Practically designed main bathroom.
- Open plan kitchen/meals/living area.
- Spacious kitchen with high quality appliances, dishwasher & stone bench tops.
- Reverse cycle heating & cooling.
- Courtyard style entertaining area.
- Secure garage with direct access to the rear yard.
- Torrens Titled with street frontage.
- Landscaped gardens.

For any further information, or to make a time to inspect this property, please contact Jared Lund on 0433 762 225.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is

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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**FOR SALE**  
\$525,000 - \$535,000

### AGENTS

Jared Lund  
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Matthew Nudo  
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### AGENCY

LJ Hooker Property Specialists Gawler |  
Barossa  
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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 343733

## MORE DETAILS

Property ID	1VWTG54
Property Type	House
House Size	85 m2
Land Area	180 m2
Including	Ensuite
	Air Conditioning
	Dishwasher
	Fully Fenced
	Remote Garage

### Jared Lund 0433 762 225

Managing Director | Sales Specialist | [jaredl@ljhsales.com.au](mailto:jaredl@ljhsales.com.au)

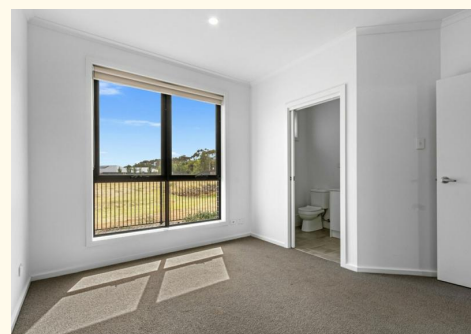
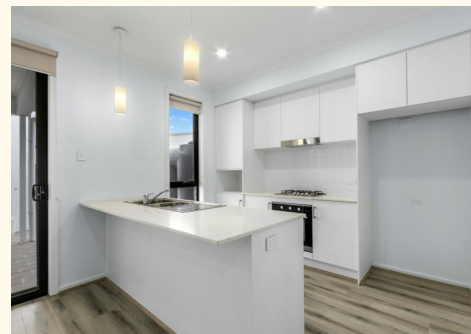
### Matthew Nudo 0497 804 034

Sales Specialist | [matthewn@ljhsales.com.au](mailto:matthewn@ljhsales.com.au)

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35 Mozart Circuit,  
**EVANSTON GARDENS**



Living:	67.585Q.M
Garage:	9.245Q.M
Porch:	0.985Q.M
Alfresco:	8.125Q.M
<b>TOTAL:</b>	<b>85.925Q.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.