



Evanston Gardens, 5 Allen Court

Neat Low Maintenance Living!

3 2 4

Discover this beautifully presented 2013-built home nestled in the peaceful Orleana Waters Estate. Perfect for first-home buyers or those seeking a low-maintenance lifestyle, this property offers fresh updates, including a brand-new electric oven, freshly painted interiors, and new ceiling fans in the outdoor entertaining area.

This charming home features:

- * 3 bedrooms.
- * 4th bedroom or work from home office.
- * Master bedroom has a walk-in wardrobe and ensuite, and bedrooms 2 and 3 have built-in wardrobes.
- * Open plan light-filled kitchen, dining, and living area with floating floorboards throughout.
- * Kitchen with gas cooktop, dishwasher, Puratap, and breakfast bar for easy entertaining.
- * Ducted reverse cycle heating and cooling.

For Sale

\$580,000 - \$620,000

View

ljhooker.com.au/1V3RG54

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.

- * Centralized bathroom with both bath and shower.
- * Secure double garage: Electric panel lift door with direct internal access.
- * Spacious paved outdoor entertaining area with newly installed ceiling fans and outdoor blind, perfect for year-round gatherings.
- * Family-friendly backyard: There is a grass area for kids and pets, plus a 4m x 3m garden shed.
- * Remote-access security cameras at the front and rear.
- * Mains gas and NBN ready.
- * Close to all of Gawler amenities including Gawler Train Station.
- * Close to Angle Vale Road and Northern Connector 40 min commute to CBD.

Enjoy the tranquil lifestyle of Orleana Waters and make this low maintenance home yours today! Contact Darren Hutton on 0408 086 249.

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

More About this Property

Property ID	1V3RG54
Property Type	House
House Size	173 m ²
Land Area	400 m ²
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank

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SITE PLAN
NOT TO SCALE

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