



## Evanston Gardens, 5 Grey Crescent

### Fire Sale!

3 2 6

Auction Location: 5 Grey Crescent, Evanston Gardens

An excellent opportunity awaits to secure this Torrens Titled 833sqm (approx.) allotment with a generous frontage. The lot is currently occupied by a fire-damaged house, presenting a unique chance to capitalize on this traditionally sized piece of land. Ideal for building your family home or redeveloping it to suit your needs (subject to council consent).

The property includes:

- 3 water tanks
- A spacious outdoor veranda
- A garden shed
- A chicken run
- A garage area with a roller door, accommodating up to 5 cars, leading to a back

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/65SPFDC](http://ljhooker.com.au/65SPFDC)

**Contact**  
**Zack Hutchinson**  
0424 473 147  
[zack.hutchinson@ljhces.com.au](mailto:zack.hutchinson@ljhces.com.au)



**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.

**LJ Hooker Craigmore | Elizabeth | Salisbury**  
**(08) 8255 9555**

workshop and a rumpus room with its own split system

This layout provides ample space for redevelopment on-site.

Located in a fantastic area, the property backs onto Hindmarsh Blvd Reserve and is just 250m from the bus stop and 500m from the train station. Additionally, it's only 10 minutes away from the heart of Gawler, with easy access to the Barossa for enjoying its renowned wineries.

This is a rare and unique opportunity you won't want to miss. Register your interest today!

Auction on Site: 5 Grey Crescent Evanston Gardens SA 5116

Auction is the 20th day of July, 2024 at 10:30 am on site. Terms and conditions will be available three business days prior to the Auction at Shop 17 Craigmores Shopping Village, Craigmores LJ Hooker Craigmores | Elizabeth | Salisbury and 30 minutes prior on the day of auction.

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

## More About this Property

Property ID	65SPFDC
Property Type	House
Land Area	833 m <sup>2</sup>

**Zack Hutchinson 0424 473 147**  
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## 5 Grey Cres, Evanston Gardens

DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.

Produced by **Property Portraits**

Interior	87m <sup>2</sup>
Exterior	164m <sup>2</sup>
Garage	45m <sup>2</sup>

**296m<sup>2</sup>**  
**TOTAL**