



7 Greenwood Avenue, Evanston Gardens

## Spacious Masterpiece!

Offers closing Monday, 10th of November, at 10:00am, unless sold prior (USP)

Awaiting you in Evanston Gardens' esteemed Orleana Waters estate, is a spacious & immaculately presented modern delight! It's floor plan & incredible outdoor entertainment potential allows for a comfortable, unrestrictive & flexible lifestyle. With extensive additions & living features throughout the home, this statement property could be yours!

### Property Features:

- Master bedroom with walk in-robe & ensuite.
- Bedroom 2, 3 & 4 generously sized.
- Modern main bathroom.
- Spacious lounge space.
- Open dining & living to the rear of the home.
- Kitchen offering an abundance of bench space & cabinetry.
- Laundry with external access.
- Backyard with verandah & an abundance of flat outdoor space.
- Double garage with automatic roller doors.
- Built-in robes in bedroom 2, 3, & 4.
- Convenient storage room.
- Reverse cycle heating & cooling.
- Ceiling fans in all bedrooms.

4  2  2 

### FOR SALE

Best Offers by 10/11/25 at 10.00am (USP)

### AGENTS

Matthew Nudo  
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### AGENCY

LJ Hooker Property Specialists Gawler |  
Barossa  
(08) 8522 3311

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**

- 6 security cameras (approx.)
- High quality window treatments & surface materials throughout.
- 1000L (approx.) rainwater tank.
- 36 solar panels (approx.)
- Highly desired & quiet location.

Close to local amenities such as Xavier College Primary & Evanston Gardens Primary as well as Gawler Green Shopping Centre. Under 5 Minutes from the heart of Gawler & under 10 minutes from the northern expressway (approx.) Easy access to Main North Road & 45 minutes from Adelaide's CBD (approx.)

If you are interested in this beautiful home, please contact Matthew Nudo on 0497 804 034 for any enquiries or to register your interest. This will not last long!

CT/ 6109 / 812  
 Land size / 518m<sup>2</sup> (approx)  
 Internal Living / 186m<sup>2</sup> (approx.)  
 Year Built / 2014

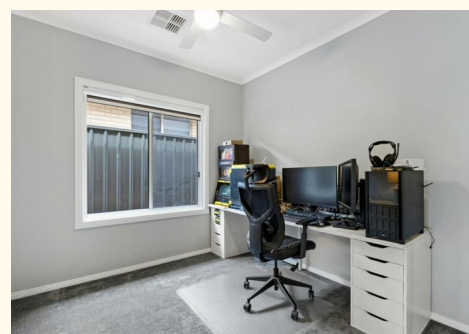
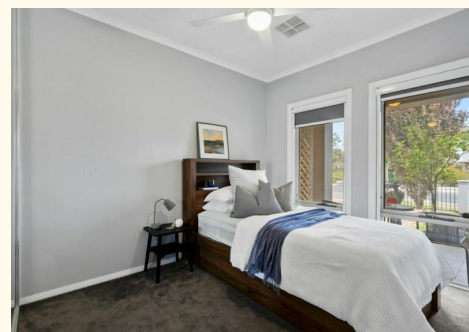
All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested 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 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	1VQ8G54
Property Type	House
House Size	186 m <sup>2</sup>
Land Area	518 m <sup>2</sup>
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank

**Matthew Nudo 0497 804 034**  
 Sales Specialist | matthewn@ljhsales.com.au

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 gawlerbarossa.ljhooker.com.au | gawler@ljhsupport.com.au



7 Greenwood Avenue,  
**EVANSTON GARDENS**



Living:	153.13SQ.M
Garage:	31.36SQ.M
Alfresco:	13.00SQ.M
Verandah:	19.24SQ.M
<b>TOTAL:</b>	<b>216.73SQ.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.