






18/12A Angle Vale Road, Evanston Gardens

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Neat & tidy home!

Being extremely well looked after with an array of property upgrades already implemented, this welcoming opportunity is comfortable & convenient! Located in a quiet & friendly community with easy access to an array of main travel routes, it's positioning makes it a highly desirable opportunity. Boasting low maintenance & spacious living, this home has the potential for a fantastic home or investment & will not last long!

Property Features:

- Master bedroom with walk-in robe, ensuite & automatic roller shutters.
- Bedroom 2 & 3 generously sized with built-in robes.
- Main bathroom in fantastic condition.
- Kitchen with an array of cabinetry & home appliance facilities.
- Open dining & living space promoting a flexible lifestyle.
- Laundry with external access.
- Spacious & low maintenance back yard with alfresco & garden shed.
- Double garage with automatic roller doors.
- Reverse cycle heating & cooling.
- Ceiling fan in master bedroom & living/dining.
- High quality window treatments & surface materials throughout.
- 4 security cameras (approx.)

FOR SALE

\$600,000 - \$640,000

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**

- 1000L (approx.) rainwater tank.
- 5.6 kw (approx.) of solar with a 1.2 kw (approx.) solar battery.
- Positioned in a quiet, affordable, & well looked after primary community plan.

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

CT/ 6159/962

Land size / 313m2 (approx.)

Internal Living / 134m2 (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 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	1VQJG54
Property Type	House
House Size	134 m2
Land Area	313 m2
Including	Ensuite 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

Sales Specialist | matthewn@ljhsales.com.au

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18/12 Angle Vale Road,
ANGLE VALE



Living:	97.205Q.M
Garage:	31.305Q.M
Alfresco:	21.005Q.M
Shed:	5.305Q.M
TOTAL:	154.805Q.M

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