



17 Gleeson Grove, Evanston Park




Opportunity Awaits- The Perfect Entry-Level Home!

Positioned on a quiet, family-friendly street just moments from Trinity College, this modern brick-veneer home presents an outstanding opportunity for first-home buyers, young families, investors or those looking to downsize without compromise.

Set on approximately 450sqm of land and offering approximately 151sqm of living space, this versatile residence has been thoughtfully designed to suit a variety of lifestyles. Currently configured as a four-bedroom home with a single garage, the fourth bedroom was created by converting part of the original double garage, making it ideal as a home office, teenager's retreat or guest bedroom. Should you require additional vehicle accommodation, the space can easily be converted back to its original double garage configuration.

Inside, you'll discover two separate living areas, providing excellent flexibility for growing families and effortless everyday living. The master suite features a walk-in robe and an ensuite, while bedrooms two and three include built-in robes and ceiling fans for year-round comfort.

Comfort is assured throughout every season with ducted reverse-

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FOR SALE
\$720,000 - \$740,000

VIEW
Sat 4th Jul @ 11:00AM - 11:30AM

AGENTS
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AGENCY
LJ Hooker Property Specialists Gawler |
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

cycle air conditioning, while the solar system helps improve energy efficiency and reduce ongoing electricity costs. The well-appointed kitchen overlooks the open-plan family and meals area and ample bench space.

Key Features:

- Built in 2000.
- Approx. 450sqm allotment.
- Approx. 151sqm of living space.
- Flexible three or four-bedroom floorplan.
- Master bedroom complete with a walk-in robe and a private ensuite.
- Bedrooms two and three featuring built-in robes and ceiling fans.
- Two separate living areas.
- Ducted reverse-cycle air conditioning for year-round comfort.
- Solar system to assist with energy efficiency.
- Undercover outdoor entertaining area.
- Secure and private rear yard.
- Double-width driveway with additional off-street parking.

Perfectly positioned close to Trinity College, local parks, public transport and Gawler Green Shopping Centre, with convenient access to Adelaide via the Northern Expressway, this appealing home offers the ideal combination of comfort, convenience and outstanding value.

Whether you're entering the property market, expanding your investment portfolio, downsizing or searching for a low-maintenance family home, this is an opportunity not to be missed. Offering flexible living, practical features and the potential to add your own personal touches, this home is ready to enjoy from day one while providing excellent scope for the future.

For any further information, or to make a time to inspect, please 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 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 1W5HG54
Property Type House
House Size 151 m2
Land Area 450 m2
Including Ensuite
Air Conditioning
Ducted Cooling
Ducted Heating
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage

Darren Hutton 0408 086 249

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17 Gleeson Grove,
EVANSTON PARK



Living:	124.215Q.M
Porch/Garage:	16.965Q.M
Shed/Aviary:	12.365Q.M
Verandah:	32.775Q.M
TOTAL:	186.305Q.M

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