



## Evanston Park, 20 Rossiter Drive

New Year, New Home!

Originally constructed in 2003, this large family home features a well-thought-out floor plan with modern finishings and multiple spacious living areas. Perfectly situated in a popular suburb, it sits on a generous allotment of approximately 619sqm of easement-free land.

What You'll Love:

- \* Four generous bedrooms, master bedroom includes a walk-in robe and ensuite
- \* Flexible floor plan, several large living areas, including a theatre room
- \* Additional study nook, perfect for working or studying from home
- \* Solar system installed
- \* Central kitchen fit for a chef, Featuring an expansive island counter, ample bench space and storage, a gas cooktop, large fridge cavity, an oven, and dishwasher
- \* Ducted evaporative cooling ideal for the warmer months
- \* Gas heating in the main living area for comfort during cooler months
- \* Alarm system installed added security for peace of mind



**For Sale**  
\$680,000 - \$740,000

**View**  
[ljhooker.com.au/2B96GJU](http://ljhooker.com.au/2B96GJU)

**Contact**  
**Ryan Graham**  
0400 912 287  
[ryang@ljhsales.com.au](mailto:ryang@ljhsales.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.

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(08) 8289 6660**

- \* Automatic roller shutters installed to a number of bedroom windows
- \* Ceiling height Approx. 3m in the entry and theatre room, with 2.7m throughout the rest of the home.
- \* Renovated master bathroom, high-quality fixtures, fittings, and floor-to-ceiling tiles
- \* Ample off-street parking double garage with internal access and an automatic roller door
- \* Undercover outdoor entertainment with a decked area perfect for hosting family BBQs, with a lawn space for kids or pets to enjoy

Set in a location you'll love, this home is surrounded by other high-quality properties. It's within walking distance to Trinity College, various sporting clubs and reserves. You'll also find Gawler and Munno Para Shopping Centre nearby for convenient shopping.

This sought-after area offers easy access to the iconic Barossa Valley, and commuting to Adelaide CBD is a breeze via the Northern Expressway or Main North Road and several public transport options.

A home with so much to offer won't last long! Register your interest with Ryan Graham today.

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 208516

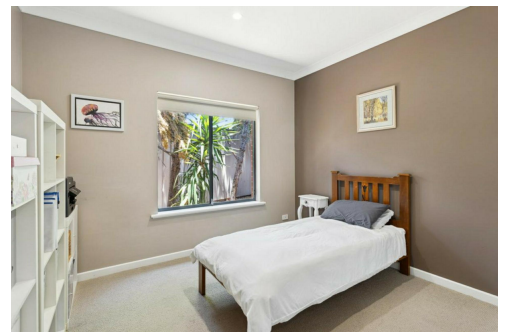
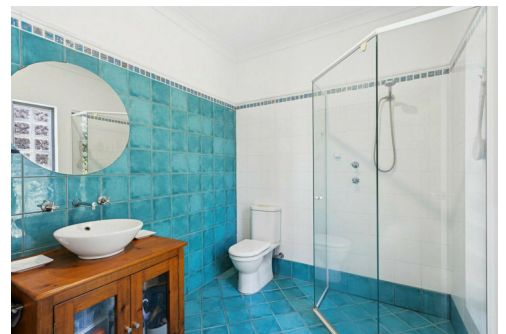
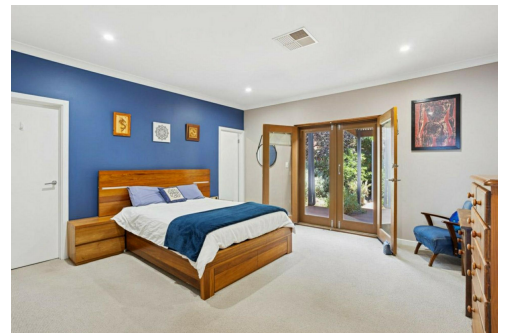
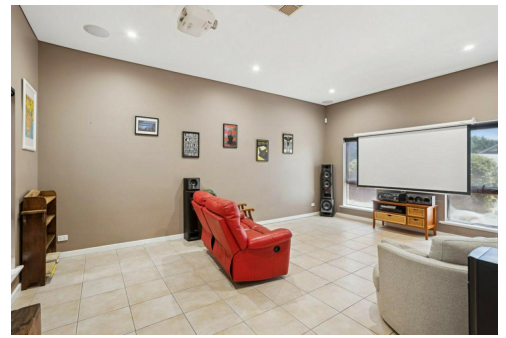
## More About this Property

<b>Property ID</b>	2B96GJU
<b>Property Type</b>	House
<b>House Size</b>	263 m2
<b>Land Area</b>	619 m2
<b>Including</b>	Air Conditioning Ducted Cooling Evaporative Cooling Alarm Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

**Ryan Graham 0400 912 287**  
Sales Specialist | ryang@ljhsales.com.au

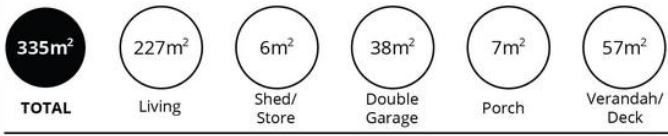
**LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury (08) 8289 6660**

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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