

25 Angas Avenue, Evanston Park

Family Luxury with Pool, Studio & Premium Upgrades on 768sqm

Welcome to 25 Angas Avenue, Evanston Park, an exceptional family residence offering an impressive combination of space, style and modern convenience. Set on a generous 768sqm (approx.) allotment with approximately 245sqm of living space, this beautifully maintained five-bedroom home has been thoughtfully updated to provide everything a growing family could ask for.

Positioned in one of Evanston Park's most desirable locations, you'll enjoy the ultimate in convenience with Trinity College just a 50-metre walk away, while STARplex, Gawler Green Shopping Centre, Coles, public transport, parks and a range of everyday amenities are all close by. Commuting is also a breeze, with easy access to Main North Road and the Northern Expressway placing the Adelaide CBD approximately 35 minutes away.

Designed with flexibility in mind, the home offers a spacious four-bedroom floorplan, with the fifth bedroom having been professionally converted from the original garage. Complete with its own private external entrance, this versatile space is ideal as a home business, beauty salon, consulting room, teenager's retreat, guest accommodation or a private work-from-home office.

5 2 1

FOR SALE
\$950,000 - \$1,045,000

VIEW
Thu 23rd Jul @ 5:00PM - 5:30PM

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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.



Inside, multiple living zones provide plenty of room for every family member. A formal lounge and formal dining room provide elegant spaces for entertaining, while the expansive open-plan family and meals area forms the heart of the home, overlooking the sparkling in-ground swimming pool. A dedicated study, enclosed with a cavity slider, creates the perfect environment for working from home or providing children with a quiet homework space.

The stunning custom Wallspan kitchen, completed in 2021, is sure to impress the home chef. Featuring quality appliances, waterfall stone benchtops, a dedicated coffee station, generous storage, plumbing for the refrigerator and ample preparation space, it perfectly combines functionality with contemporary style. Freshly painted throughout, the home presents beautifully and is ready for its next owners to simply move in and enjoy.

Step outside and you'll discover an entertainer's paradise. The fully enclosed alfresco has been designed for year-round enjoyment, complete with cafe blinds, dual ceiling fans, additional power outlets and an inviting space for family gatherings. Beyond this, the beautifully landscaped swimming pool area features LED lighting, a refurbished pool pump, a 20kW Madimack Summer Eco heat pump and an updated chlorination system, ensuring countless hours of enjoyment throughout the warmer months. A separate fire pit entertaining area provides yet another welcoming space to relax with family and friends.

Comfort has been prioritised throughout the home with new ducted gas heating (2022), new ducted evaporative cooling (2024) and a split-system air conditioner servicing the studio/home office. Energy efficiency is equally impressive with a 13kW solar system, 10kW inverter, 6.5kWh LG battery, extensive electrical upgrades and FTTP NBN with internal Ethernet cabling throughout the home.

Things You'll Love:

- Approximately 768sqm allotment (approx.)
- Approximately 245sqm of living space (approx.)
- Flexible five-bedroom property.
- Separate studio/ home office with private external access.
- Fully renovated ensuite and renovated main bathroom (2026).
- Formal lounge and formal dining room fitted with plantation blinds and sheer curtains.
- Spacious open-plan family and meals area fitted with sheer curtains.
- Dedicated study with cavity slider.
- Custom Wallspan kitchen with waterfall benchtops and coffee station (2021).
- Freshly painted to selected interior and exterior areas.
- New flooring throughout the formal lounge and dining areas.
- Walk-in hallway cloak and storage room.
- Fully enclosed alfresco entertaining area with cafe blinds.
- 20kW Madimack Summer Eco pool heat pump.
- Refurbished pool pump (2026) and new chlorinator (2023).
- Filter sand replaced (2024).
- New ducted gas heating (2022).
- New ducted evaporative cooling (2024).
- Split-system air conditioning to the studio/ home office.
- 13kW solar array with 10kW inverter.
- New 6.5kWh LG battery (2025).
- Extensive electrical upgrades and rewiring.
- FTTP NBN with internal Ethernet cabling.
- Grid Connect Wi-Fi exterior lighting.
- Termite monitoring system installed (2021).
- LED lighting and additional power throughout.
- Pool/ garden shed.

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	1W6JG54
Property Type	House
House Size	245 m2
Land Area	768 m2
Including	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Pool Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

Darren Hutton 0408 086 249

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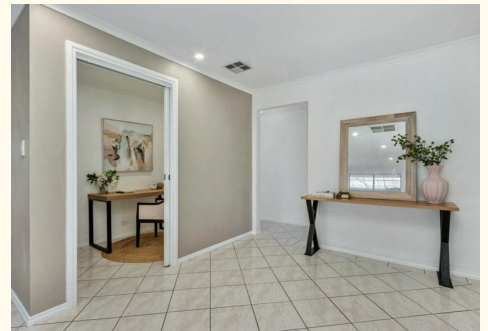
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25 Angas Avenue,
EVANSTON PARK



Living:	235.10SQM
Porch/Pergola:	68.30SQM
Garage:	17.10SQM
Shed/Entertaining:	89.20SQM
TOTAL:	409.70SQM



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