



38 Rossiter Drive, Evanston Park

Modern Living Meets Everyday Convenience.

This stunning family home offers everything you could need, perfectly positioned on a generous 665m² corner allotment. Ideally located close to the highly regarded Trinity College, Gawler Green Shopping Centre, Main North Road, and just minutes from the Gawler town centre, this home sits in the heart of Evanston Park- a suburb renowned for its strong community atmosphere and family-friendly setting.

A spacious residence featuring multiple living areas designed for comfortable family living, with a low-maintenance lifestyle perfectly suited to today's busy modern family.

Features:

- Master bedroom with walk-in robe and a private ensuite.
- Bedrooms 2 and 3 with built-in robes.
- Activity room/study nook or ideal home office.
- Three separate living areas.
- Open-plan meals and dining area with a gas heater.
- Kitchen with ample bench space, walk-in pantry, and dishwasher.
- Ducted evaporative cooling throughout.
- Freshly painted and newly carpeted.

4  2  2 

FOR SALE
\$799,000 - \$849,000

AGENTS

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AGENCY

LJ Hooker Property Specialists Gawler |
Barossa
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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.

 **LJ Hooker**

- Newly installed downlights.
- 6.6kW solar system.
- Double carport.
- Tool shed.

CT/ 5883/613
 Land Size / 655m2 (approx.)
 Living / 192m2 (approx.)
 Year Built / 2003

For further information or to arrange an inspection, please contact Maigen Norman on 0418 557 597.

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	1VN6G54
Property Type	House
House Size	192 m2
Land Area	665 m2
Including	Air Conditioning Ducted Cooling Evaporative Cooling Dishwasher Built-in-Robes Secure Parking Solar Panels

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38 Rossiter Drive,
EVANSTON PARK



Living:	176.32SQM
Porch:	7.61SQM
Carport:	29.16SQM
Shed:	2.05SQM
TOTAL:	215.14SQM

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