



5 Ledgard Road, Evanston Park

Five Bedrooms, Three Living Zones & Premium Energy Upgrades

Situated in the sought after Copperfield Estate, this spacious five bedroom residence with three separate living areas is set on a generous 822sqm (approx.) allotment and offers around 273sqm (approx.) of well designed living, perfectly suited to large or growing families seeking space, comfort, and lifestyle convenience.

The master bedroom is privately positioned and features an ensuite, walk-in robe and sliding-door access to the pergola. Bedrooms 2, 3 and 4 are all fitted with built-in robes, while the fifth bedroom provides excellent flexibility as a work-from-home office space.

Multiple living zones including a formal lounge, open-plan family and dining area, and a generous third living space ideal as a games room or home theatre, ensures versatility for both relaxed family living and entertaining. In addition there is an added a walk-in storage room off the main living area.

At the heart of the home the light-filled kitchen is well-appointed with a raised breakfast bar and walk-in pantry, offering excellent storage,

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FOR SALE
\$950,000 - \$995,000

VIEW
By Appointment

AGENTS
Darren Hutton
0408 086 249
darrenh@ljhsales.com.au

Brianna Stopps
0437 969 863
briannas@ljhsales.com.au

AGENCY
LJ Hooker Property Specialists Gawler |
Barossa
(08) 8522 3311

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

functionality and overlooking the main living and outdoor entertaining areas. The outdoor space also includes a secure netted enclosure ideal for pets.

Additional Features:

- Double garage with panel lift door and direct internal access.
- Manicured front and rear gardens with a spacious family friendly backyard, garden shed and raised garden beds.
- Three-way main bathroom servicing bedrooms 2, 3 and 4, plus additional hallway storage.
- Roller shutters to the front formal lounge and fifth bedroom/ home office.
- Ample off-street parking.

Recent significant upgrades enhance both comfort and efficiency, including a premium 19kW solar system, a 19.2kW battery with blackout protection and a 10kW inverter, delivering outstanding energy independence and ongoing cost savings. A newly installed 19kW Mitsubishi ducted reverse-cycle air-conditioning system with 10 independently controlled zones provides exceptional year-round climate control, all remotely manageable.

Perfectly positioned just one street from Trinity College and the STARplex sporting and fitness hub, this home delivers exceptional family convenience. With easy access to Main North Road, commuting to the Adelaide CBD is effortless while also nearby Gawler Green Shopping Centre, quality schools, public transport, and sporting facilities further enhance everyday lifestyle appeal.

With strong demand for substantial family homes, the property also presents outstanding future potential with ample space for a pool or additional shedding if desired. This is an opportunity to secure space, lifestyle and long-term value in a tightly held family friendly location!

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 1W1QG54
Property Type House
House Size 273 m2
Land Area 822 m2
Including Ensuite
Air Conditioning
Ducted Cooling
Ducted Heating
Dishwasher
Outdoor Entertaining
Floorboards
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage

Darren Hutton 0408 086 249

Sales Partner | Sales Specialist | darrenh@ljhsales.com.au

Brianna Stopps 0437 969 863

Sales Specialist | briannas@ljhsales.com.au

LJ Hooker Property Specialists Gawler | Barossa (08) 8522 3311

26 Adelaide Road, GAWLER SA 5118

gawlerbarossa.ljhooker.com.au | gawler@ljhsupport.com.au



5 Ledgard Road,
EVANSTON PARK



Living:	244.325QM
Garage:	34.205QM
Verandah:	17.505QM
Pergola/Shed:	74.905QM
TOTAL:	370.925QM



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