



53 Trinity Drive, Evanston Park

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## Let Your Imagination Run Wild!

Set on a prominent 723sqm (approx.) corner allotment, this incredibly versatile property offers a rare opportunity to secure both comfortable family living and professional flexibility in one substantial package.

This exceptional offering is currently configured offering a commercial dwelling to the front which you may choose to leave and lease out taking advantage of the street exposure facing Trinity Drive. Previously an Orthodontist Practice, however you may wish to convert to accounting rooms, hair salon or OT rooms - you decide!

The rear of the home delivers 3 bedrooms, with central bathroom, open-plan living linking to a spacious outdoor pergola for entertaining. Ducted reverse cycle heating and cooling for year-round comfort, plus a large shed with side street access and double garage for added practicality.

Whether you retain the dual-purpose design or reimagine the front wing as additional bedrooms and living space (STCC), the adaptability here is what truly sets this property apart.

Features Include:

- Land use zoned: commercial/Stamp duty exempt, saving you money

**FOR SALE**  
\$899,000 - \$969,000

### AGENTS

Shaun Roberts  
0435 367 534  
shaunr@ljhsales.com.au

### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660

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

- Big corner allotment 723sqm Approx.
- Three bedrooms all with built in wardrobes
- Open plan kitchen/dining
- Kitchen with gas cooktop, Westinghouse oven and cupboard pantry
- Living room with access to rear via sliding doors
- Ducted reverse cycle heating and cooling
- Large shed with side street access, perfect for additional car/tool storage
- Spacious outdoor pergola
- Main bathroom with shower and bath, separate toilet
- Manual shutters throughout the home
- Double automatic garage roller door with two manual shutters

#### Office Side

- Front consultation room with three sinks and built in cupboards and drawers
- Rear consultation room and joining room with sink, and built in cupboards and drawers
- Admin/reception desk with built in cupboards and drawers
- Spacious foyer
- Ducted reverse cycle heating and cooling

Perfectly positioned directly opposite Trinity College in Evanston Park, this address places convenience at your doorstep. Starplex leisure centre is just a tennis ball's throw away, along with Gawler's vibrant Main Street offering cafés, supermarkets and everyday essentials. With easy access to Main North Road, commuting is effortless whether heading north towards the Barossa or south towards the Adelaide CBD.

#### Enquire 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 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 208516

## MORE DETAILS

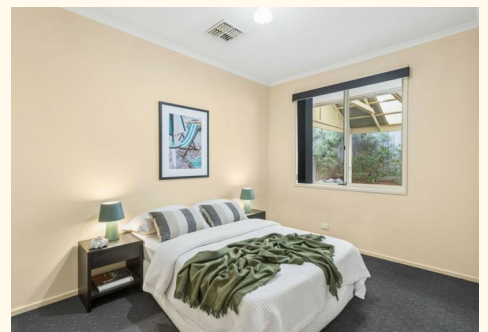
Property ID	2CZJGJU
Property Type	House
House Size	216 m2
Land Area	723 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Shaun Roberts 0435 367 534**

Managing Partner | Sales Specialist | [shaunr@ljhsales.com.au](mailto:shaunr@ljhsales.com.au)

**LJ Hooker Property Specialists (08) 8289 6660**

Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
[propertyspecialists.ljhooker.com.au](http://propertyspecialists.ljhooker.com.au) | [info@ljhsupport.com.au](mailto:info@ljhsupport.com.au)





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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