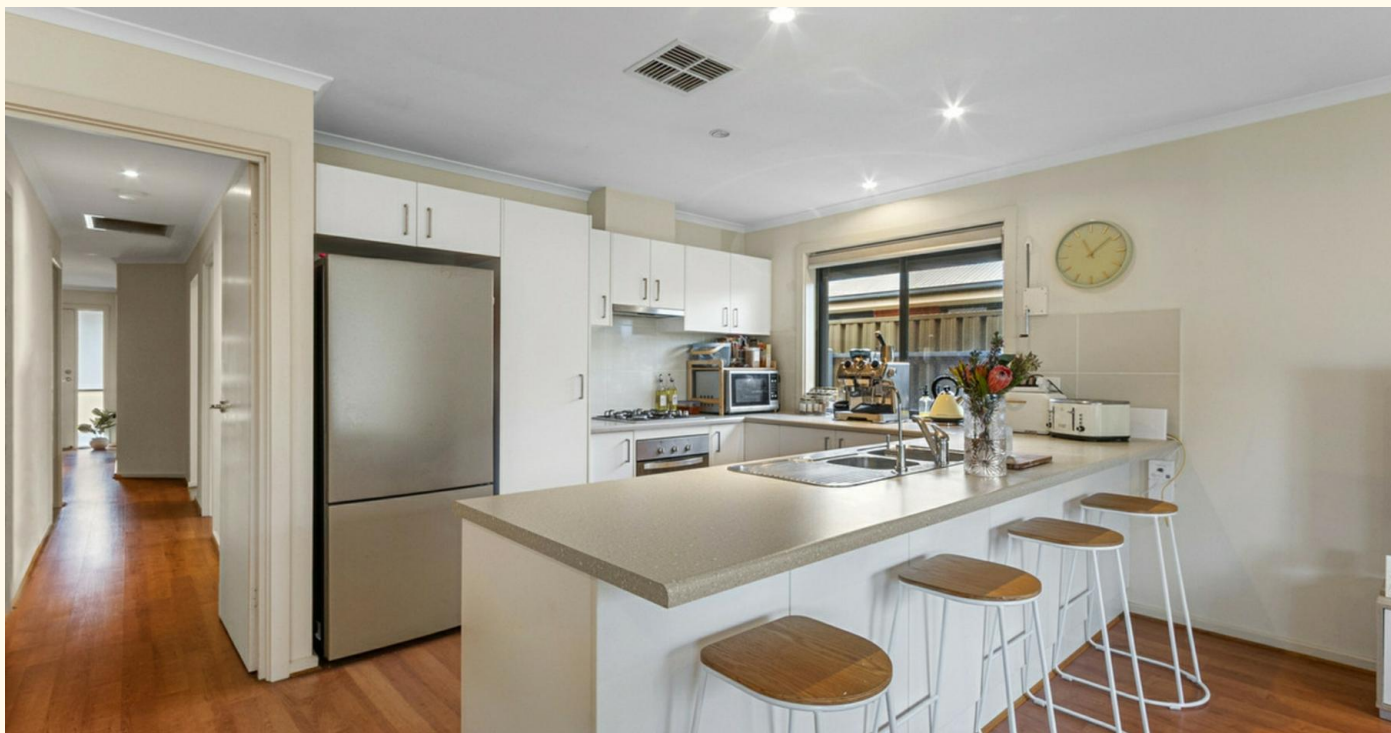




16D Britha Avenue, Evanston

Low Maintenance Living with Investment Appeal

Open via Private Inspection Only

Offering a fantastic balance of modern living, low maintenance appeal and practical functionality, 16D Britha Avenue presents an excellent opportunity for those looking to secure a quality property in a convenient location.

Built in 2009 and positioned on a manageable 346sqm allotment (approx.), the home provides a comfortable and thoughtfully designed floorplan with a strong emphasis on easy living. The established tenancy through to early 2027 adds immediate appeal for investors seeking a property with rental income already in place. With its secure gated community setting, excellent vehicle accommodation and versatile outdoor space, this is a property that combines everyday practicality with strong long term potential.

Property Features:

- Three well-proportioned bedrooms.
- Master bedroom featuring walk-in robe.
- Two-way main bathroom providing direct access from the master bedroom and hallway.

3 1 2

FOR SALE

Please Call

AGENTS

Matthew Nudo

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matthewn@ljhsales.com.au

AGENCY

LJ Hooker Property Specialists Gawler | Barossa

(08) 8522 3311

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**

- Bedrooms two and three with built-in robes.
- Spacious open-plan kitchen, living and dining area.
- Functional kitchen positioned to service the main living space.
- Laundry boasting outdoor access.
- Double carport with automatic roller door.
- Convenient access to the rear of the property through carport.
- Impressive verandah for a cozy outdoor entertaining area.
- Toolshed for additional storage.
- Reverse-cycle heating and cooling for year-round comfort.
- Roller shutters throughout.
- 1000L (approx.) rainwater tank.
- 7.125kw (approx.) solar system.
- Integrated ceiling-mounted sound system to the living room
- Great condition throughout.
- Practical and versatile floorplan.
- Excellent opportunity for investors or future owner-occupiers.
- Gated and affordable community plan.
- Currently tenanted until early 2027.

Conveniently positioned in Evanston, the property is surrounded by established amenities, with local schools, shopping facilities, parks, sporting grounds and public transport options all within easy reach. The nearby Gawler precinct provides an extensive range of shopping, dining and essential services, while close-by major roads offer convenient connections throughout the northern suburbs and towards Adelaide.

For investors, the existing tenancy provides an appealing opportunity to secure a well maintained property with rental income already established, while future owner-occupiers can look forward to the flexibility of making the property their own once the current tenancy concludes. Whether you're looking to strengthen your portfolio or secure a quality home for the future, 16D Britha Avenue, Evanston offers a compelling combination of location, functionality and long-term appeal.

For further information or to register your interest in this fantastic opportunity, please contact Matthew Nudo on 0497 804 034 today.

CT / 6041/831

Land Size / 346sqm (approx.)

Internal Living / 138sqm (approx.)

Year Built / 2009

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	1W8AG54
Property Type	House
House Size	138 m2
Land Area	346 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank

Matthew Nudo 0497 804 034

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16D Britha Avenue,
EVANSTON

RWT

SHED
2.60 x 2.60



Living:	124.67SQ.M
Carport:	33.06SQ.M
Verandah:	41.11SQ.M
Shed:	6.76SQ.M
TOTAL:	205.60SQ.M

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