



19 May Terrace, Evanston

## Neat, Sweet & Complete

Presented by Andrew Rose, this beautifully updated home offers the perfect blend of modern comfort, convenience, and value. Whether you're a first home buyer looking to enter the market, an investor seeking a solid addition to your portfolio, or someone wanting a low-maintenance lifestyle, this property is ready for you to move straight in and enjoy.




Step inside and discover a fresh, modern interior that has been thoughtfully renovated throughout. The stylish kitchen is the heart of the home, featuring sleek benchtops, contemporary cabinetry, and quality appliances, making meal preparation and entertaining a breeze.

The updated bathroom is equally impressive, complete with a spacious shower and modern vanity, while the three well-proportioned bedrooms provide comfortable accommodation for the whole family.

Outside, you'll find a generous backyard with plenty of room for children and pets to play, along with valuable rear yard access offering endless possibilities for additional parking.

### Features You'll Love:

- Beautifully updated throughout

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### FOR SALE

\$580,000 - \$620,000

### VIEW

Sat 13th Jun @ 1:45PM - 2:00PM

### AGENTS

Andrew Rose  
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James Frencken  
0476 871 921  
james.frencken@ljhces.com.au

### AGENCY

LJ Hooker Craigmore | Elizabeth |  
Salisbury  
(08) 8255 9555

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.



- Three generous bedrooms
- Modern kitchen with quality appliances
- Stylish updated bathroom
- Spacious backyard
- Rear yard access via single driveway
- Plenty of room for kids and pets
- Ideal first home or investment opportunity
- Convenient location close to everyday amenities

#### Specifications:

- CT / 5761/542
- Council / Gawler
- Built / 1950
- Land Size / 761sqm (approx.)
- Easements:
- Subject to Party Wall Right(s) over the land marked A (T 6136643)
- Together with Party Wall Right(s) over the land marked B (T 6136643)
- Currently tenant until 10/02/2027 at \$460 per week

Positioned in a highly convenient location, you'll enjoy easy access to schools, public transport, shopping centres, sporting facilities, and local parks. Opportunities like this don't last long, offering outstanding value in a growing and sought-after area.

Whether you're looking to move in, invest, or add your own finishing touches over time, this is a property that represents exceptional buying.

For further information or to arrange an inspection, contact Andrew Rose today.

#### Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

#### MORE DETAILS

Property ID	68VRFDC
Property Type	House
House Size	93 m2
Land Area	761 m2

#### Andrew Rose 0421 988 597

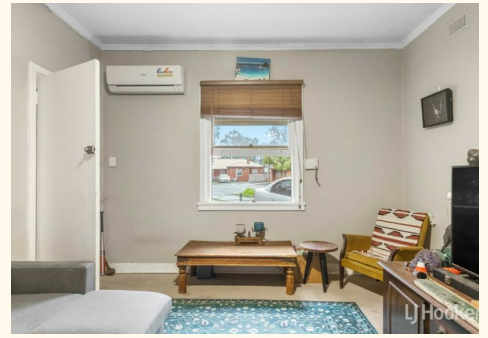
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INTERNAL - 93.0 SQM  
 EXTERNAL - 62.0 SQM  
 TOTAL - 155.0 SQM

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.

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