



## Evanston, 2 Braeview Circuit

### Incredible Opportunity!

This modern home offers a comfortable & convenient lifestyle, positioned in a quiet & friendly street on a sizeable 414m<sup>2</sup> (approx.) allotment! While being low maintenance, this home also boasts a spacious 3 bedroom 2 bathroom floor plan with 2 living spaces. Ticking all the boxes, this property has the potential to be an incredible home or a fantastic investment.

#### Property Features:

- \* Master bedroom with walk-in robe & ensuite.
- \* Bedroom 2 & 3 generously sized.
- \* Modern main bathroom.
- \* Spacious lounge room.
- \* Open kitchen, dining & living space.
- \* Laundry with external access.



**Disclaimer:** 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.



**For Sale**  
\$639,000 - \$699,000

**View**  
[ljhooker.com.au/1VA5G54](http://ljhooker.com.au/1VA5G54)

**Contact**  
**Matthew Nudo**  
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**Maigen Norman**  
0418 557 597  
[maigenn@ljhsales.com.au](mailto:maigenn@ljhsales.com.au)

**LJ Hooker Gawler | Barossa**  
**(08) 8522 3311**

- \* Backyard offering a wealth of grass space alongside alfresco.
- \* Double garage with automatic roller doors.
- \* Roller door promoting access to the rear.
- \* Reverse cycle heating & cooling.
- \* High quality window treatments & surface materials throughout.
- \* 3000L (approx.) rainwater tank.
- \* 6.6 kw (approx.) of solar with 24 panels.
- \* Quiet street positioning.

Close to local amenities such as Xavier College Primary & Gawler District College as well as Gawler Green Shopping Centre. Under 5 Minutes from the heart of Gawler & under 10 minutes from the Northern Expressway (approx.) Easy access to Main North Road & 45 minutes from Adelaide CBD (approx.)

If you are interested in this amazing home, be sure to get in quick as this opportunity will not last long! Please contact Matthew Nudo on 0497 804 034 or Maigen Norman on 0418 557 597 for any enquiries or to register your interest.

CT/ 6219/25

Land size / 414m2 (approx)

Internal Living / 184m2 (approx.)

Year Built / 2019

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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 305453



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## More About this Property

<b>Property ID</b>	1VA5G54
<b>Property Type</b>	House
<b>House Size</b>	184 m2
<b>Land Area</b>	414 m2
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank

### Matthew Nudo 0497 804 034

Sales Specialist | [matthewn@ljhsales.com.au](mailto:matthewn@ljhsales.com.au)

### Maigen Norman 0418 557 597

Sales Specialist | [maigenn@ljhsales.com.au](mailto:maigenn@ljhsales.com.au)

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Living:	145.00SQ.M
Porch:	3.00SQ.M
Garage:	30.88SQ.M
Alfresco:	10.60SQ.M
<b>TOTAL:</b>	<b>189.48SQ.M</b>

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