







2 Cox Court, Evanston

The perfect start!

Warm, welcoming and beautifully cared for, this is the kind of home where life feels simple.

Whether you're starting out, slowing down, or building your portfolio, it offers comfort, practicality and a place you'll genuinely enjoy coming home to.

Tucked away in a quiet pocket of Evanston, this location offers a lifestyle of comfort and convenience. Everything you need is within easy reach, including Trinity College and Gawler & District College, local parks, walking trails, Gawler Green Shopping Centre, public transport including Evanston Train Station, plus quick access to Main North Road and the Northern Expressway for an easy commute to the city.

Set on a manageable allotment, it's low-maintenance without feeling boxed in, giving you just enough space to enjoy, without the upkeep.

Features:
- Main bedroom with walk-in robe and ensuite.
- Bedroom 2 with built-in robe.
- Open plan meals and dining area.
- Kitchen complete with breakfast bar, stainless steel appliances

3 2 1

FOR SALE
$599,000 - $649,000

AGENTS

Maigen Norman
0418 557 597
maigenn@ljhsales.com.au

Matthew Nudo
0497 804 034
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

and pantry.
- Single garage.
- Evaporative cooling throughout.
- Gas heater in the main living area.
- Freshly painted throughout.
- Undercover entertaining area/verandah.
- Tool/garden shed.

CT / 5902/879
Year Built / 2003 (approx.)
Internal Living / 139m2 (approx.)
Land size / 410m2 (approx.)

For any further information, or to make a time to inspect, please contact Maigen Norman on 0418 557 597.

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	1W02G54
Property Type	House
House Size	139 m2
Land Area	410 m2
Including	Ensuite
	Air Conditioning
	Evaporative Cooling
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Water Tank











Maigen Norman 0418 557 597
Sales Specialist | maigenn@ljhsales.com.au
Matthew Nudo 0497 804 034
Sales Specialist | matthewn@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

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.

2 Cox Court,
EVANSTON



SITE PLAN
NOT TO SCALE

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

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.