






25 Holland Way, Evanston

Fantastic property in a peaceful estate!

This modern home with only one owner since completion has the potential to be the perfect home &/or investment! With an additional 4th bedroom/lounge area conversion completed in the previous garage, space & comfort has maximised for your convenience! Positioned in the quiet estate of Acacia Green, an array of amenities are available within easy reach. Offering an array of highly sought after features, this amazing opportunity will not last long!

Property Features:

- Master bedroom with split system, walk-in robe & ensuite.
- Bedroom 2 & 3 with built-in robes & ceiling fans.
- Main bathroom in great condition.
- Beautifully presented modern kitchen with ample cabinetry, bench space & appliance options.
- Open living & dining space with split system to the rear of the home.
- Laundry with built in storage.
- Converted 4th bedroom or lounge area with manual roller door & courtyard access.
- Neat & tidy courtyard area
- Sizeable & easily maintained rear yard with alfresco.

4  2  1 

FOR SALE
\$590,000 - \$640,000

VIEW
Sun 26th Apr @ 10:00AM - 10:30AM

AGENTS
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**

- High quality window treatments & surface materials throughout.
- Fantastic location & across the road from the local playground!

Close to local amenities such as Xavier College Primary & Gawler Districts College. A short distance from Main North Road & the heart of Gawler! Under 10 minutes (approx.) from the Northern Expressway & 45 minutes (approx.) from Adelaide's CBD.

If you are interested in this exciting opportunity, please contact Matthew Nudo on 0497 804 034 for any enquiries or to register your interest.

CT/ 6185 / 983
 Land size / 269m2 (approx.)
 Internal Living / 122m2 (approx.)
 Year Built / 2017

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	1W0TG54
Property Type	House
House Size	122 m2
Land Area	269 m2
Including	Ensuite Study Air Conditioning Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced

Matthew Nudo 0497 804 034
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25 Holland Way,
EVANSTON



Living:	116.48SQ.M
Alfresco:	9.30SQ.M
Porch:	4.48SQ.M
TOTAL:	130.26SQ.M

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