

## Evanston, 29 Dyson Street

Neat & tidy family home!

This delightful property offers a spacious floor plan & is in incredibly good condition! Being located on a quiet & friendly street, this home sits conveniently on a corner allotment allowing for flexible living! With a sizeable 381sqm (approx.) land area, this property requires low maintenance yet ticks all the boxes!

### Property Features:

- \* Generously sized master bedroom with ensuite & walk-in robe.
- \* Bedroom 2 & 3 with built-in robes.
- \* Modern main bathroom.
- \* Kitchen promoting quality appliances.
- \* Open living & dining space.
- \* Laundry easily accessible from kitchen.
- \* Double garage with automatic roller door.

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**For Sale**  
\$580,000 - \$630,000

**View**  
[ljhooker.com.au/1VAYG54](http://ljhooker.com.au/1VAYG54)

**Contact**  
**Matthew Nudo**  
0497 804 034  
[matthewn@ljhsales.com.au](mailto:matthewn@ljhsales.com.au)



**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.

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**(08) 8522 3311**

- \* Low maintenance backyard with side gate & garage access.
- \* Ducted reverse cycle heating & cooling.
- \* Built-in hallway wall storage.
- \* High quality surface materials & window treatments throughout.
- \* 1000L (approx.) rainwater tank.
- \* Located in a quiet & friendly street.
- \* Torrens Title.

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 beautiful home, be sure to get in quick as this opportunity will not last long! Please contact Matthew Nudo on 0497 804 034 for any enquiries or to register your interest.

CT/ 6103/474

Land size / 381m2 (approx)

Internal Living / 146m2 (approx.)

Year Built / 2013

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

Property ID	1VAYG54
Property Type	House
House Size	146 m2
Land Area	381 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Water Tank

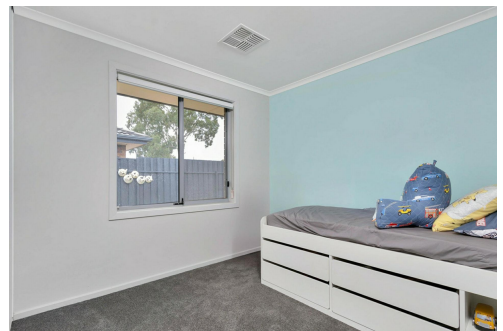
**Matthew Nudo 0497 804 034**

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

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29 Dyson Street,  
**EVANSTON**



Living:	114.00SQ.M
Porch:	4.00SQ.M
Garage	38.00SQ.M
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<b>TOTAL:</b>	<b>156.00SQ.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.



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