



## Evanston, 3 Cox Court

Prime location!

3 2 3

Constructed circa 2004 on 617m<sup>2</sup> of highly sought-after land, this 3-bedroom home is conveniently located on the fringe of Evanston, one of the regions most in demand suburbs.

Features include:

- \* 3 double bedrooms.
- \* Ensuite & walk-in robe to the master bedroom.
- \* Built-in robes to bedrooms 2 & 3.
- \* Centrally located main bathroom with separate toilet.
- \* Spacious lounge/dining room.
- \* Open plan kitchen/family room.
- \* Well-appointed kitchen with quality appliances including dishwasher.
- \* Ducted evaporative cooling as well as gas heating.

### For Sale

\$599,000 - \$619,000

### View

[ljhooker.com.au/1VBCG54](http://ljhooker.com.au/1VBCG54)

### Contact

**Jared Lund**

0433 762 225

[jaredl@ljhsales.com.au](mailto:jaredl@ljhsales.com.au)

**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.

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

- \* Secure garage under the main roof with drive through access to the back yard.
- \* Huge undercover outdoor entertaining area.
- \* 9m X 5.7m (approx.) shed with concrete floor & power.
- \* Fully landscaped & established gardens surrounding the home.

For any further information or to make a time to inspect this property, please contact Jared Lund on 0433 762 225.

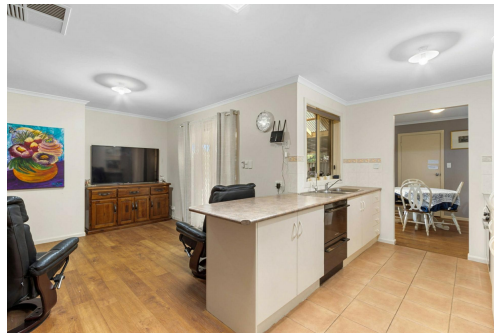
All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested 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

## More About this Property

Property ID	1VBCG54
Property Type	House
House Size	145 m²
Land Area	617 m²
Including	Air Conditioning Ducted Cooling Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced

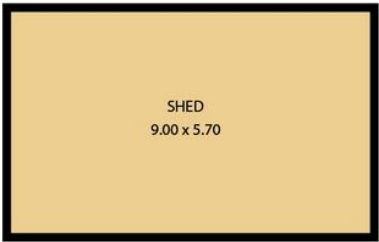
**Jared Lund 0433 762 225**  
Managing Director | [jaredl@ljhsales.com.au](mailto:jaredl@ljhsales.com.au)  
**Matthew Nudo 0497 804 034**  
Sales Specialist | [matthewn@ljhsales.com.au](mailto:matthewn@ljhsales.com.au)

**LJ Hooker Gawler | Barossa (08) 8522 3311**  
26 Adelaide Road, GAWLER SA 5118  
[gawlerbarossa.ljhooker.com.au](http://gawlerbarossa.ljhooker.com.au) | [gawler@ljhsupport.com.au](mailto:gawler@ljhsupport.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.

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



Living:	138.68SQ.M
Shed:	70.00SQ.M
Verandah:	72.00SQ.M
Porch:	3.16SQ.M
<b>TOTAL:</b>	<b>283.84SQ.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.