

Evanston, 30 Rawlings Circuit

UNDER CONTRACT BY BRADLEY CLARKE

Versatility at it's finest! This is a home that suits the first home buyer, investor, and anyone in between. Nestled in the quiet area of Evanston, this is a home that sees little traffic go by, being a no through road. Coupled with a well planned development and modern amenities, this one will be hard to pass on.

From the street you'll discover the wide double driveway and garage, meaning can you park a total of four cars off the street. The brickwork is complimented by contrasting rendered pillars, to present a facade that you'll never grow tired of. The backyard completes that low maintenance living you're after, with pavement to the front and rear, pebbles that surround the back fence line, and an undercover entertaining area for use all year round.

Coming inside you'll set foot upon tiles that line most areas, giving you a taste of the neutral colour palette that carries through. Other features include stainless steel



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
Please Call

View
ljhooker.com.au/67EKFDC

Contact
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**LJ Hooker Craigmore | Elizabeth |
Salisbury
(08) 8255 9555**

appliances to the kitchen, reverse cycle ducted heating and cooling, and built in robes to every bedroom.

It is with great pleasure that LJ Hooker Craigmore | Elizabeth and Bradley Clarke present this unique opportunity to the public, with the utmost intention to give each and every buyer the best opportunity to secure the home. If you have any questions not covered in this outlay, please do not hesitate to contact Bradley on 0422 070 240

Location highlights:

- Convenient access to the Northern Connector, taking only 40 minutes to arrive in the city
- A leisure stroll to the magnificent Coleman Parade Reserve
- Around the corner from local schools for easy morning commutes
- Close to your local Coles for all your daily essentials, while local eateries and takeaway shops are dotted throughout the area
- A quick 5-minutes to Gawler Green Shopping Centre, including cafés and entertainment options

Specifications:

CT / 6170 / 355

Council / Playford

Zoning / GN

Built / 2017

Land / 288m2 (approx)

Council Rates / TBA

Emergency Services Levy / TBA

SA Water / \$165.55pq approx

Estimated rental assessment: \$530 - \$560 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Trinity College North, Gawler & District College B - 12, Xavier College Evanston

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

More About this Property

Property ID	67EKFDC
Property Type	House

Bradley Clarke 0422 070 240

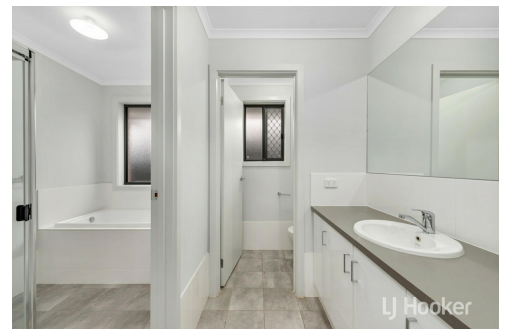
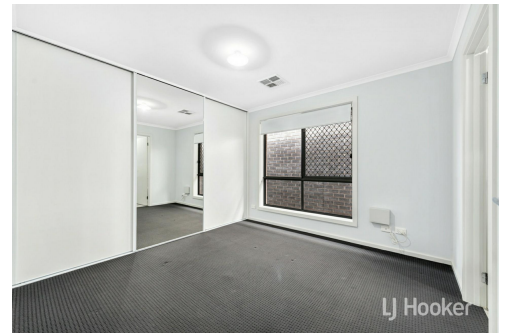
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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.
 Produced by **Property Portraits**

Interior	115m ²	173m² TOTAL
Garage	34m ²	
Ent'ning	19m ²	
Porch	5m ²	



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