



36 Longford St, Evanston




Prime Opportunity - Renovate, Rebuild or Reimagine

While in need of refurbishment, renovation, or redevelopment, this solid brick residence is set within an exciting and ever-evolving pocket of Evanston. It presents an ideal opportunity for first-home buyers, investors, developers, or anyone eager to enter South Australia's thriving real estate market.

Perfectly positioned within walking distance to Eldred Riggs Recreation Reserve, South Gawler Football Club, Xavier College, and Gawler District College, the home also enjoys easy access to the historic Gawler township and major arterial roads, offering effortless connectivity to all corners of SA. Here lies a blank canvas ready for you to design, create, and make entirely your own.

Behind a charming front garden with neat lawn and well-maintained greenery stands this 1960s semi-detached, Torrens Titled home. The layout comprises a separate family room with a fireplace and reverse-cycle split system air-conditioner, a kitchen with gas cooktop adjoining the dining area, three well-proportioned bedrooms, a central bathroom, and a separate water closet alongside the laundry.

Outdoors, the property offers a generous rear yard featuring an

3  1  2 

FOR SALE

Please Call

AGENTS

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0410 658 617
harvey.bloomfield@ljhooker.com.au

AGENCY

LJ Hooker Prospect
(08) 8269 4645

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.



undercover verandah, a large concreted double garage with sliding doors, an adjacent carport, and an additional verandah space. Further features include a near-new gas hot water system, rainwater tank, security screens on all windows and doors, and ample off-street parking with convenient rear access via dual secure gates.

An opportunity not to be missed - renovate, rebuild, or simply reimagine and watch your investment flourish in this fast-growing location.

Certificate of Title and Form Ones available upon request

Home Built: 1965

Torrens Titled

Allotment Size: 543m²

Title: Volume 5496 Folio 302

Zoning: GN - General Neighbourhood

Council: Gawler Ph. 08 8522 9211

Rates: \$ Per year

Disclaimer:

Every care has been taken to verify the accuracy of the information contained in this advertisement. However, neither the agent nor the vendor accepts any liability for any errors or omissions. All information provided is considered accurate at the time of publishing and is subject to change without notice. Interested parties are advised to conduct their own due diligence, including but not limited to measurements, zoning, and planning consents. Any reference to square meter measurements, boundaries, or land size is approximate and should be independently verified. RLA 287 134.

MORE DETAILS

| | |
|---------------|--------------------|
| Property ID | 3NXHRU |
| Property Type | House |
| Land Area | 543 m ² |

Harvey Bloomfield 0410 658 617

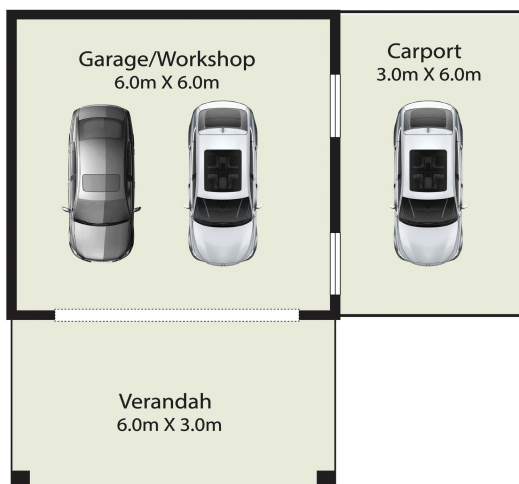
Principal And Sales Representative |
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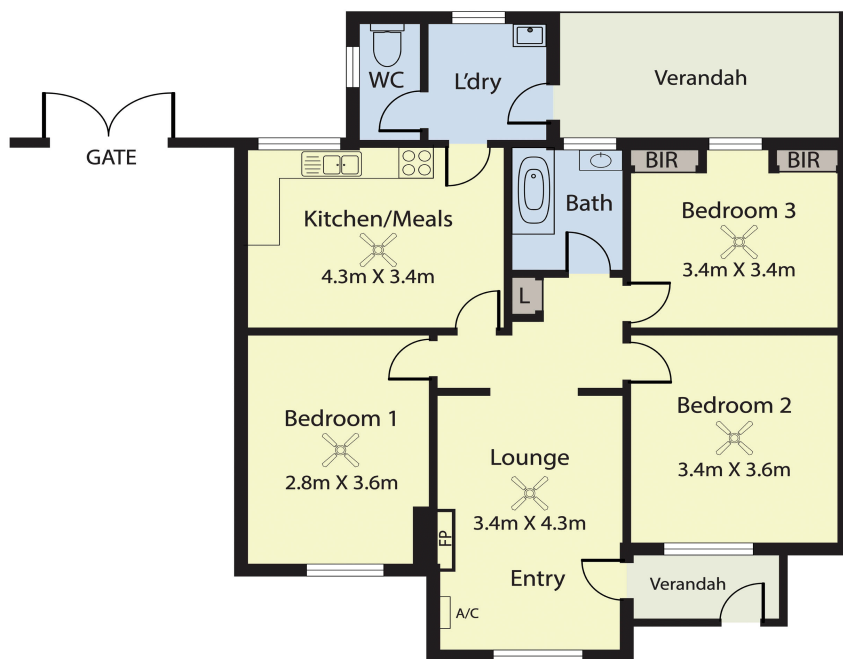
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36 Longford Street,
EVANSTON



RWT



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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