



LJ Hooker



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55 Railway Crescent, Evanston

The Perfect One !

Perfectly positioned for first home buyers, downsizers and investors alike, this neat and tidy home delivers an ideal blend of space, comfort and easy care living.

Set on its own Torrens Title, the home offers a surprisingly spacious layout while remaining wonderfully low maintenance- giving you more time to enjoy the things you love.

At the heart of the home is a comfortable living space that flows through to a lovely outdoor entertaining area, providing the perfect spot for weekend BBQs, relaxing with a morning coffee or entertaining family and friends.

Convenience is another standout, with schools, public transport, shopping facilities, recreational amenities and everyday essentials all within easy reach. Whether you're looking to step into the property market, simplify your lifestyle or secure a smart investment, this is the perfect one to call home.

Property Features:

- Main bedroom with built-in robe & ensuite.
- Built-in robes to bedrooms 2 & 3.
- Main bathroom.

3 2 1

FOR SALE

Please Call

AGENTS

Maigen Norman
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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.



- Open plan lounge & dining space.
- Modern kitchen with ample cupboard space & dishwasher.
- Laundry.
- Wall storage in hallway.
- Ducted evaporative air conditioning.
- Wall heater.
- Carport with roller door.
- Outdoor alfresco area with blinds.
- Rainwater tank.
- Short walk to Xavier College Primary School.
- Easy access to Evanston Train Station & Bus Stops.
- Close to Gawler Green Shopping Centre.
- Close to the Northern Expressway.

For any further information, or to make a time to inspect, please contact Maigen Norman on 0418 557 597.

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	1W88G54
Property Type	House
House Size	114 m2
Land Area	315 m2
Including	Ensuite
	Air Conditioning
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking

Maigen Norman 0418 557 597

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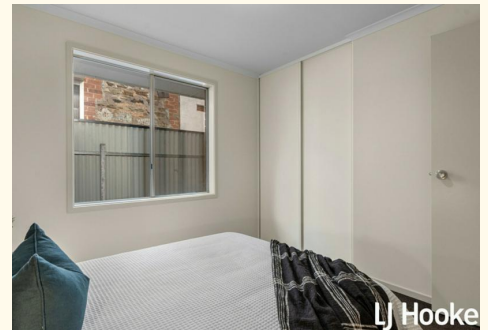
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55 Railway Crescent,
EVANSTON



Living:	97.10SQ.M
Garage:	17.70SQ.M
Verandah:	16.10SQ.M
TOTAL:	130.90SQ.M

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