



6 Braeview Circuit, Evanston

Magnificent Family Living in a Prime Evanston Location!

Positioned in the highly sought-after and family-friendly 'Braeview Circuit' of Evanston, this beautifully presented modern home offers the perfect combination of space, comfort, and practicality. Built in 2018 and situated on a generous 485sqm corner allotment (approx.), this impressive residence delivers flexible family living with multiple indoor and outdoor living features, quality finishes throughout, and fantastic side access for added convenience.

Whether you are searching for your forever family home, a spacious entertainer, or a quality investment opportunity, 6 Braeview Circuit Evanston is sure to impress from the moment you arrive.

Property Features:

- Master bedroom complete with walk-in robe and private ensuite.
- Bedrooms 2, 3 & 4 generously sized with built-in robes.
- Modern main bathroom servicing the home.
- Well-designed & flexible floorplan featuring two separate living spaces.
- Spacious lounge room perfect for relaxation with an extra layer of privacy.
- Open plan kitchen, dining & living area filled with natural light.

4  2  2 

FOR SALE
\$750,000 - \$800,000

VIEW
Sat 23rd May @ 10:00AM - 10:30AM

AGENTS
Matthew Nudo
0497 804 034
matthewn@ljhsales.com.au

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.

 **LJ Hooker**

- Contemporary kitchen offering extensive bench space, ample cabinetry & quality appliance options.
- Large undercover outdoor entertaining area with high quality decking ideal for year-round gatherings.
- Thoughtfully crafted fire pit area creating the perfect outdoor setting for entertaining family & friends.
- Sizeable backyard well maintained with plenty of room for children & pets to enjoy.
- Wide side gate providing excellent front to rear access.
- Two sheds positioned to the rear of the property for additional storage.
- Double garage with automatic roller door & internal/ rear access.
- Reverse cycle heating & cooling for year-round comfort.
- Solar system improving energy efficiency & reducing power expenses.
- Quiet & cozy family-friendly location close to local amenities.

Close proximity to schools like Xavier College Primary, shopping centres such as Gawler Green, parks & public transport whilst being only a short drive to the heart of Gawler. This property also offers easy access to Main North Road and the Northern Expressway, making commuting to Adelaide simple and convenient.

If you are interested in this beautiful home, please contact Matthew Nudo on 0497 804 034 today for any enquiries or to register your interest. This fantastic opportunity will not last long!

CT / 6205/306

Land Size / 485sqm (approx.)

Internal Living / 187sqm (approx.)

Year Built / 2018

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MORE DETAILS

Property ID 1W2TG54
Property Type House
House Size 187 m2
Land Area 485 m2
Including Ensuite
Air Conditioning
Ducted Cooling
Ducted Heating
Fire Place
Deck
Dishwasher
Outdoor Entertaining
Floorboards
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage
Solar Panels

Matthew Nudo 0497 804 034
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Living:	148.01SQ.M
Garage:	32.23SQ.M
Verandah:	35.28SQ.M
Alfresco/Shed:	20.12SQ.M
TOTAL:	235.64SQ.M

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