



Evanston, 9 Dyson Street

Charming 3-Bedroom Home in a Prime Location!

3 2 2

Nestled in a peaceful street on the outskirts of the thriving Gawler community, this delightful three-bedroom, two-bathroom home offers modern comfort and unbeatable convenience. This home is perfect for growing families, first-time buyers, and investors, and it is just minutes from essential amenities and major transport links.

Enjoy safe walking access to Xavier Evanston Campus (Reception to Year 6), Gawler & District College, and Gawler Green Shopping Centre. The heart of Gawler is under 5 minutes away, with easy access to Main North Road, the Northern Expressway (10 min approx.), and Adelaide CBD (45 min approx.).

Key Features:

- * 3 spacious bedrooms —Master with ensuite, walk-in robe, and charming bay window.
- * Built-in robes —Bedrooms 2 & 3 for extra storage.

For Sale
\$580,000 - \$620,000

View
ljhooker.com.au/1VABG54

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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.

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- * Modern kitchen —Featuring a breakfast bar, perfect for casual meals.
- * Light-filled family room —A warm and inviting space.
- * Year-round comfort —Reverse-cycle heating & cooling.
- * Perfect for entertaining —Pitched outdoor undercover area for gatherings.
- * Well-maintained gardens —Low-maintenance and beautifully presented.
- * Secure parking —Double garage with internal access.
- * Extra storage —Walk-in storage area off the main hallway.

Built-in: 2008

Land size: 375sqm (approx)

Living area: 156sqm (approx)

This well-presented home is move-in ready! Don't miss out-schedule your inspection today! For further information, please contact Darren Hutton on 0408 086 249.

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 About this Property

Property ID	1VABG54
Property Type	House
House Size	156 m2
Land Area	375 m2
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced

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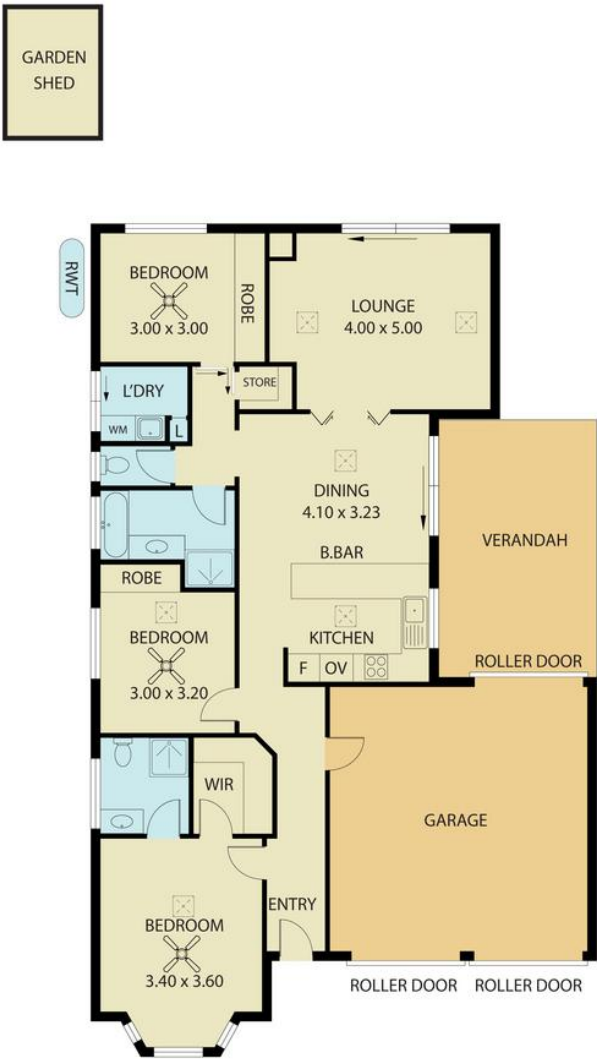
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9 Dyson Street,
EVANSTON



Living:	114.00SQ.M
Garage:	33.00SQ.M
Shed:	5.80SQ.M
Verandah:	19.00SQ.M
TOTAL:	171.80SQ.M



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