

Evanston, 13/61 Para Road

Modern & Convenient!

3 2 2

For Sale

\$440,000 - \$480,000

View

ljhooker.com.au/1UY1G54

Contact

Matthew Nudo

0497 804 034

matthewn@ljhsales.com.au

This neat & tidy 3 bedroom, 2 bathroom home boasts an array of modern day living features making it a suitable home or investment property. Conveniently positioned within walking distance of Xavier College Primary, the property provides easy access to an extensive amount of local amenities, such as local transport, shopping, recreation, & more. Properties of this caliber are nothing short of highly sought after in the current market, & do not last long!

Property features:

- * Master bedroom boasting a sizeable walk-in robe, ceiling fan and ensuite
- * Bedrooms 2 & 3 generously sized with built-in robes and ceiling fans.
- * Spacious main bathroom
- * Double garage with automatic roller door
- * Modern kitchen with pantry, dishwasher, & double sink



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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- * Open living / dining floor plan
- * Efficient laundry room
- * Easy to maintain backyard with paved walkways
- * Well maintained grass area to the side of the property
- * Side gate with access to the backyard
- * Remote controlled heating & cooling split system located in living room
- * 1000L rainwater tank
- * Commodious shared road with friendly neighborhood
- * Within walking distance to Xavier College Primary
- * A short drive from Gawler Green Shopping Centre & Evanston Train Station
- * Easy access to Gawler Bypass leading onto Main North Road
- * 10 minutes from the Northern Expressway

If you are interested in this exciting opportunity, please do not hesitate to contact Matthew Nudo on 0497 804 034 for any inquiries or to register your interest.

CT/ 6015/630

Land size / 326m2 (approx)

Internal Living / 143m2 (approx.)

Year Built / 2009

Community Plan Fees / \$209 per quarter (approx.)

Council Rates / \$480 per quarter (approx.)

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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 305453

More About this Property

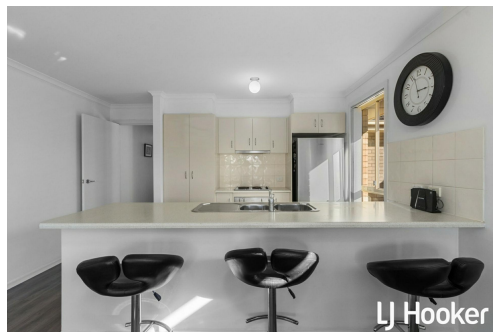
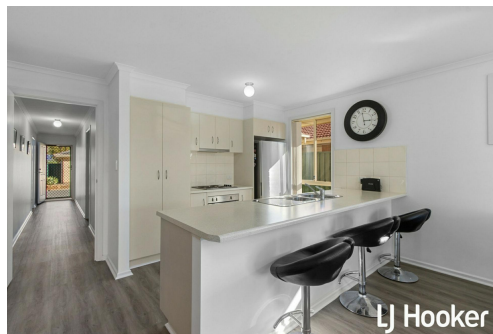
Property ID	1UY1G54
Property Type	House
House Size	143 m ²
Land Area	326 m ²
Including	Air Conditioning Floorboards Built-in-Robes Secure Parking Remote Garage Water Tank

Matthew Nudo 0497 804 034
Sales Specialist | matthewn@ljhsales.com.au

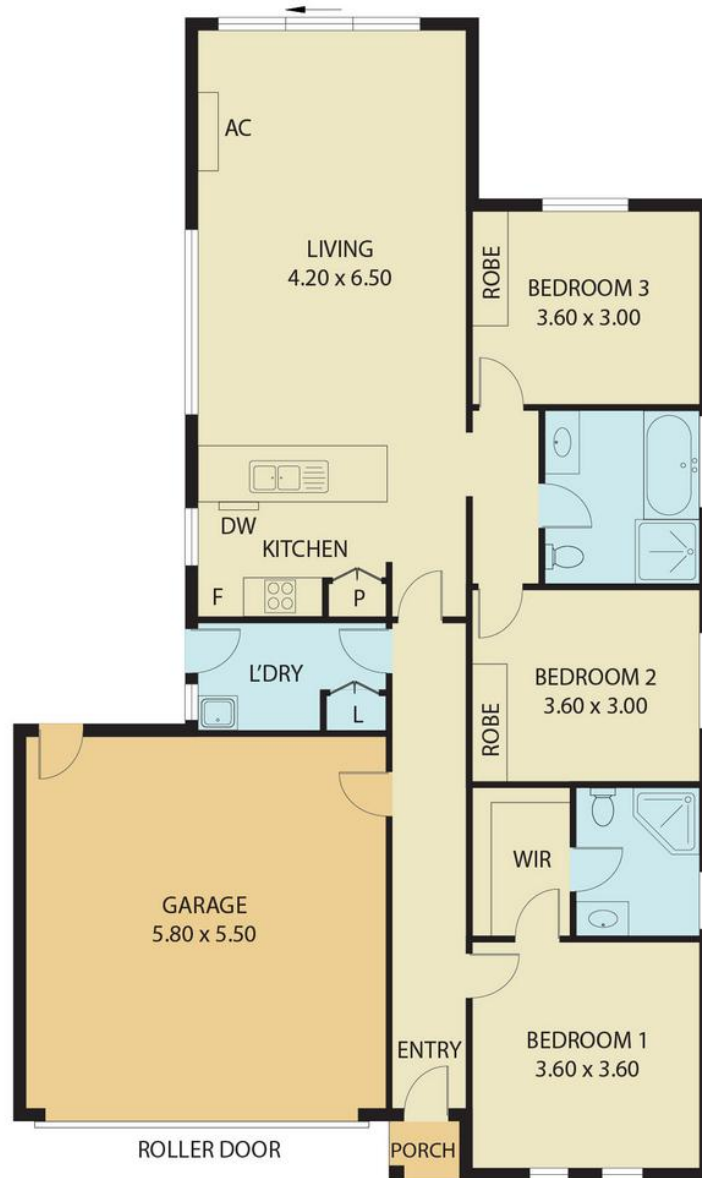
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Living:	108.21SQ.M
Porch:	1.40SQ.M
Garage:	31.90SQ.M
TOTAL:	141.51SQ.M

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