



Evanston, 3/4 Elizabeth Street

Welcome Home, Comfort, Convenience & Great Value.

Whether you're a first-home buyer, downsizer, or savvy investor, this beautifully presented 2-bedroom unit offers an unbeatable combination of location, low-maintenance living, and lifestyle ease.

Nestled in a quiet, well-maintained row of three units, this charming home is perfectly positioned just a short walk to Gawler Train Station, easy access to the Northern Expressway and only a 5-minute drive to the heart of Gawler's shopping and dining precinct on Murray Street.

Features include:

- * Two good-sized bedrooms, both with built-in robes and ceiling fans.
- * Light-filled formal lounge with ceiling fan for year-round comfort.
- * Neat and functional kitchen with plenty of storage, adjacent to the meals area.



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.



For Sale
\$439,000 - \$469,000

View
ljhooker.com.au/1VDEG54

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LJ Hooker Gawler | Barossa
(08) 8522 3311

- * Well-appointed bathroom with a separate shower and bathtub, and a new shower screen.
- * New Laminated flooring and carpets in the home, and recently painted.
- * Private courtyard —ideal for entertaining or relaxing with a book.
- * Split-system heating and cooling for all-season comfort.
- * Generously sized laundry with space to add additional storage.
- * Secure garage with direct internal access to the home.
- * Attractive, low-maintenance front garden.
- * Perfectly positioned on a 430sqm corner allotment on Elizabeth Street and Railway Terrace with potential for side access —perfect for storing a caravan, boat, or adding a shed.
- * Garden shed and small rainwater tank for extra functionality.
- * Convenient location —short stroll to local shops, schools, parks, and public transport.
- * Approx. 113 sqm of comfortable living space.

Located in a peaceful suburban setting, this home is ideal for singles, couples, small families, or investors seeking a smart, stress-free opportunity.

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	1VDEG54
Property Type	Unit
House Size	113 m2
Land Area	430 m2
Including	Air Conditioning Courtyard Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Water Tank

Darren Hutton 0408 086 249

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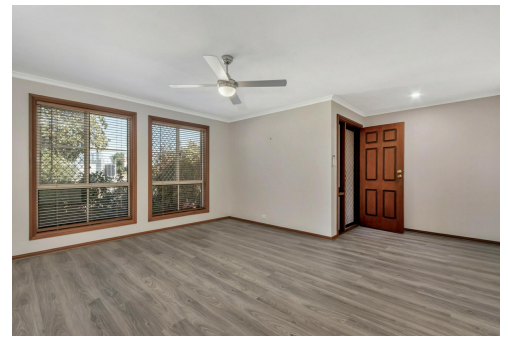
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3/4 Elizabeth Street,
GAWLER WEST



Living:	92.71SQ.M
Porch/Shed:	8.53SQ.M
Garage:	22.60SQ.M
Verandah:	28.52SQ.M
TOTAL:	152.36SQ.M

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