



## Evanston South, 32 Gatley Circuit

Why build? Consider this near new home!



Situated in the very heart of Evanston South on 300m<sup>2</sup> of land, this near new home was constructed in 2024 to a very high standard by Hickinbotham Homes. Just moments from Trinity College & ready for you to move in to immediately, this property is sure to be in high demand.

Features include:

- \* 3 double bedrooms.
- \* Ensuite & walk in-robe to the master bedroom.
- \* Separate lounge/living room.
- \* Open plan kitchen/meals/family room.
- \* Ducted reverse cycle heating & cooling throughout.
- \* Undercover outdoor entertaining area.
- \* Secure garage under the main roof with direct internal access.
- \* Landscaping to be completed by new owner.

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/1VGQG54](http://ljhooker.com.au/1VGQG54)

**Contact**  
**Jared Lund**  
0433 762 225  
[jaredl@ljhsales.com.au](mailto:jaredl@ljhsales.com.au)  
**Matthew Nudo**  
0497 804 034  
[matthewn@ljhsales.com.au](mailto:matthewn@ljhsales.com.au)



**LJ Hooker Gawler | Barossa**  
**(08) 8522 3311**

**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 any further information or to make a time to inspect this property, please contact Jared Lund on 0433 762 225.

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

<b>Property ID</b>	1VGQG54
<b>Property Type</b>	House
<b>House Size</b>	155 m2
<b>Land Area</b>	300 m2
<b>Including</b>	Ensuite Air Conditioning Ducted Cooling Ducted Heating Outdoor Entertaining Secure Parking Fully Fenced Remote Garage

### Jared Lund 0433 762 225

Managing Director | [jaredl@ljhsales.com.au](mailto:jaredl@ljhsales.com.au)

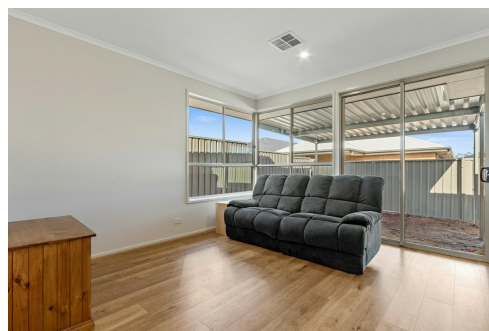
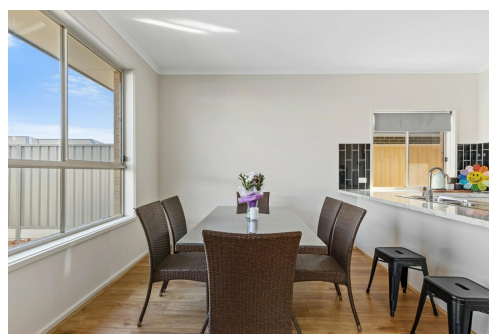
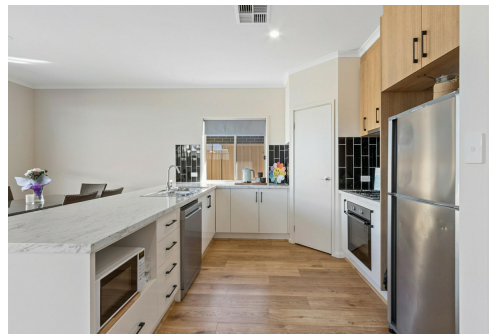
### Matthew Nudo 0497 804 034

Sales Specialist | [matthewn@ljhsales.com.au](mailto:matthewn@ljhsales.com.au)

### LJ Hooker Gawler | Barossa (08) 8522 3311

26 Adelaide Road, GAWLER SA 5118

[gawlerbarossa.ljhooker.com.au](http://gawlerbarossa.ljhooker.com.au) | [gawler@ljhsupport.com.au](mailto:gawler@ljhsupport.com.au)



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SITE PLAN  
NOT TO SCALE

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