



8/15 Evans Street, Rosewater

## Hurry Affordable Buying Starts Here!

Well maintained and neatly presented, this single storey two bedroom homette offers an affordable opportunity to enter the market, downsizer, or addition to your investment portfolio.

Set back from the street and solid brick in construction, the home provides a practical and easy-care lifestyle in a highly convenient location.

The light-filled open plan living and dining area creates a welcoming sense of space, complemented by a neat and tidy kitchen that is both functional and thoughtfully laid out. The private rear courtyard complete with artificial lawn and toolshed provides added room to relax or entertain. Offering low-maintenance living, this is an ideal opportunity in a central and convenient setting.

### Property Features:

- Open plan living with newly installed floating floor, split system air-conditioning
- Neat and tidy kitchen with gas cooktop
- Two bedrooms
- Main bedroom with built-in wardrobe

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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### FOR SALE

\$490,000 - \$515,000 Offers Closing 7th July (USP)

### VIEW

Sat 20th Jun @ 1:00PM - 1:30PM

### AGENTS

Rosemary Auricchio  
0418 656 386  
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Donna Farquhar  
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### AGENCY

LJ Hooker West Lakes | Henley Beach  
(08) 8347 3666



- Bathroom with vanity, shower and toilet
- Separate internal laundry
- Enclosed, secure low-maintenance courtyard
- Car space

Located in the highly convenient suburb of Rosewater, this home offers easy access to everyday amenities. Public transport is nearby, with bus services and providing direct access to the CBD and thriving Port Adelaide. The Northern Expressway is moments away. For families, the property is well positioned near a range of quality public and private including Our Lady of Mount Carmel Junior and Senior Campuses and Pennington Primary School. This is a location that delivers a connected and practical lifestyle, appealing to both owner occupiers and investors alike.

**Disclaimer:**

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

Please note some images have been digitally enhanced or virtually staged for illustration.

**MORE DETAILS**

Property ID	50Q6FE8
Property Type	Unit
Including	Air Conditioning
	Toilets (1)
	Courtyard
	Floorboards
	Built-in-Robes
	Fully Fenced

**Rosemary Auricchio 0418 656 386**

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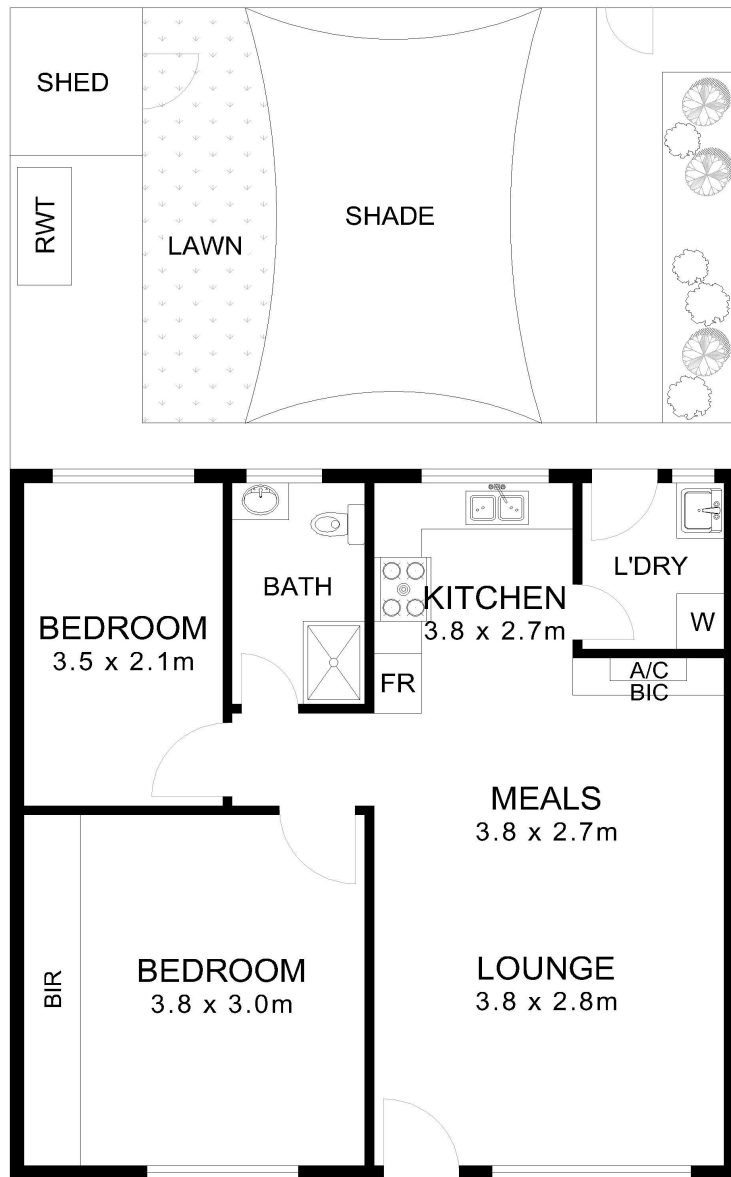
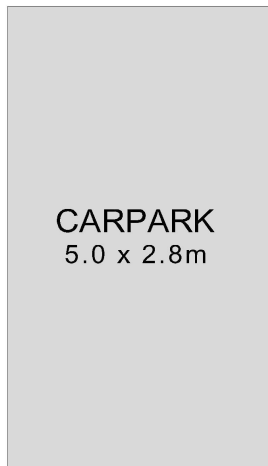
**LJ Hooker West Lakes | Henley Beach (08) 8347 3666**

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*\*NOT IN POSITION*



Approx Gross
Living = 55m <sup>2</sup>
Carpark = 14m <sup>2</sup>
Total = 69m <sup>2</sup>

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For Illustrative purposes only. All measurements are approximate.  
Andrew Waters Photography