

**11 Rau Avenue, Evanston, SA 5116**



**Sold House**

Wednesday, 17 January 2024

**11 Rau Avenue, Evanston, SA 5116**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 647 m2**

**Type: House**



Rick Schultz  
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Rocco Monteleone  
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**\$725,000**

Explore your perfect family sanctuary - A thoughtfully designed home that caters to all your needs, allowing you the effortless joy of crafting cherished memories with your loved ones. A spacious living area filled with natural light leads to a built-in office space with a sleek stone desk and ample storage. The kitchen offers upgraded appliances, plenty of storage, and an elegant built-in bar with glass cabinets. The master bedroom includes an ensuite and built-in robes, along with a separate retreat or optional second bedroom. This home seamlessly combines style and practicality for your comfort. MORE TO LOVE: - Conventional brick home - Double garage with electric roller doors - Rumpus room - Ducted air-conditioning throughout - Arched hallways & stained glass window décor throughout - Living room with an ornate fireplace & built in cabinetry + shelves - Built-in bar with ample storage - Gas wall heater in the second living/entertainment space - Master bedroom with split system air-conditioning & floorboards - Ensuite features a shower, vanity & toilet - 2nd & 3rd bedroom - 3-way main bathroom with a corner bath & large vanity, tiled floor to ceiling- Expansive outdoor entertainment area with large verandah - Low maintenance front & back garden\*Pool table included in final sale Situated in an ideal location, this home offers a short commute to Gawler and Munno Para shopping centres, local parks, schools and public transport providing the perfect blend of convenience and lifestyle. To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/2P3oovTaZZ7VdYjS6>Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. 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.