

**20 Edson Avenue, Evanston South, SA 5116**



**House For Sale**

Friday, 12 April 2024

20 Edson Avenue, Evanston South, SA 5116

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Kylie Mahoney  
0488197330

## Contact Agent

This 2023 Maybach built home is a must-see for those seeking a secure investment property until 2025 or an astute buyer who plans on relocating in the near future. As you step inside, you will be greeted by fresh and modern tones with large matte tiles throughout and an abundance of natural light. The layout is designed to maximize space and functionality, making it perfect for families, executives or first home buyers. Offering four generously sized bedrooms, the master bedroom featuring an ensuite bathroom for complete convenience, a walk-in robe for ample storage and split system heating and cooling. Bedrooms 2 - 4 also comprising of built in robes and ceiling fans. Moving to the rear of the home, is where you find your entertainers hub with open plan kitchen, living and dining area that is bright and airy. The kitchen is a chef's dream, featuring modern appliances, ample storage space, and a convenient breakfast bar, providing an ideal space to whip up delicious meals while still being able to interact with guests and family. The meals and family area is comforted all year round by split system heating and cooling, whilst the home is also serviced by a 6.6kw solar system adding extra relief to ongoing living costs. Outside, the property boasts a spacious backyard with an under main roof alfresco entertaining area and low maintenance gardens to enjoy the simplicity of the outdoors. Features that make this home special:- Spacious master bedroom complete with heating and cooling, walk-in robe and ensuite- Three generous bedrooms all offering ceiling fans and built-in robes- Spacious open plan living and dining with ample natural light- Stylish kitchen featuring a built-in pantry, ample cupboard and bench space, plus stainless steel appliances including a dishwasher- Modern main bathroom with bath, separate shower and separate toilet- Split system heating and cooling in the living area- Alfresco entertaining area- Fully fenced and low maintenance backyard- Double garage with panel lift door and internal access- Gas hot water system- NBN connection- 6.6kw solar system- Currently tenanted until 25/05/2025 @ \$550 per week. Additionally: Year Built - 2022 Land Size - 486sqm (approx.) Local Council - Town of Gawler Council Zone - Master Planned Neighbourhood MPN Located in the highly sought-after suburb of Evanston South, this property offers a convenient lifestyle. Close to schools, parks, shops, and public transportation, everything you need is just a stone's throw away. Additionally, the property is within easy reach of major highways, making commuting a breeze. Don't miss the opportunity to add to your investment portfolio or to secure a beautiful home to grow the family into. With its desirable location, spacious layout, and modern features, this property is sure to impress. Contact Kylie Mahoney 0488197330 for viewings and further information. \*\*The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you. \*\*Want to find out where your property sits within the market? Have one of our multi-award winning agents come out and provide you with a market update on your home or investment! Call Kylie Mahoney 0488 197 330 or click on the following link <https://raywhitegawler.com.au/agents/kylie-mahoney/76640> Ray White Gawler, Number One Real Estate Agents, Sale Agents and Property Managers in South Australia. Disclaimer: Care is taken to verify the correctness of all details used in this advertisement. However no warranty is given as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error. Ray White Gawler/Willaston RLA 269656