

21 Holloway Crescent, Evanston South, SA 5116



Sold House

Thursday, 4 January 2024

21 Holloway Crescent, Evanston South, SA 5116

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 451 m2

Type: House



Mohit Gupta
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James Casserly
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\$550,000

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this lovely, low maintenance courtyard home in Evanston South. The ideal starting point for a young family or someone looking to downsize to a modern proposition with a manageable yard. Welcome to 21 Holloway Crescent, Evanston South! Built in 2022 with its prime location and impressive features; this Torrens Titled property is sure to capture your attention. Situated on a generously sized allotment of approximately 451sqm. The ample space at both the front and rear of the home provide a multitude of internal and external possibilities moving forward. With Trinity College and Gawler Little Athletics Centre located behind the property and within a matter of minutes to the main shopping strips of Evanston and Gawler respectively as well as numerous parks and reserves this is an opportunity to purchase into a hotly contested pocket of an amazing local community. This home has some very unique features which consist of but are not limited to:

- Warm and welcoming entrance way.
- Zone controlled ducted reverse cycle air conditioning and floating floors throughout.
- Master bedroom comprising plantation shutters, ceiling fan, plush carpeted flooring and a large walk through robe leading to a sizeable ensuite with toilet, shower and high quality fixtures and fittings.
- Main open plan living area encompassing the kitchen, living and meals area and is complete with plantation shutters and provides ample indoor/outdoor living potential with the outdoor undercover entertaining area steps away.
- Kitchen is spacious in size and comprises of gas cooktop, glass window splashback for added natural light, massive walk in pantry, laminate kitchen island with double sink and dishwasher as well as ample cabinet and cupboard space.
- Bedroom 2 comprises floor to ceiling built in robes and plush carpeted flooring.
- Bedroom 3 comprises floor to ceiling built in robes, plush carpeted flooring as well as views outside to the back garden.
- A centrally located main bathroom is located between bedrooms 2 and 3. Comprising of powder room, linen cupboard, bath and shower as well as separate toilet and high quality fixtures and fittings.
- Laundry with ample storage space and external access.
- Floor to ceiling linen cupboards for added storage in the central hallway.
- Outside is a spacious undercover entertaining area with gas outlet for potential outdoor kitchen installation in the future. This overlooks a lush grassed yard that wraps around the side of the home. A perfect spot for children and pets to enjoy all year round.
- Double garage with automatic roller doors and internal access to the central hallway and rear access to the backyard.
- Secure front to rear side access down both sides of the property.
- No easements or significant trees.
- NBN fibre to the premises connection availability.
- Nearby schooling options include Trinity College, Evanston Gardens Primary School, Munno Parra Primary School as well as Gawler and District College B-12. With so many features and located within minutes to so many amazing local amenities an in person inspection is an absolute must!

Please note that this property is scheduled to be auctioned on 20/01/2024 @ 10.00 AM and all questions can be directed to Mohit Gupta of Ray White Modbury on 0421472034. **DISCLAIMER:** We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA-322341