

# 3 Milne Court, Evanston Park, SA 5116

## House For Sale

Thursday, 25 January 2024

Boffo

3 Milne Court, Evanston Park, SA 5116

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1162 m2

Type: House



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**\$498,000 - \$538,000**

Situated on an expansive 1,162sqm (approximate) allotment on a no through road and offering a practical layout with well-proportioned rooms throughout and an expansive rear yard to accommodate the family, additionally offering plenty of room for your caravan, boat or trailer. The opportunities are endless for those seeking an idyllic development project, an entry level home to live in, renovation project, or investors looking to rent out and reap the rewards. Equally the land size may appeal to those seeking a fantastic location to build their dream home (All Subject to Council Consent). Features that make this home special:- Three bedrooms, bedroom one with built-in robe - Light filled living room with gas heater - Kitchen with gas cooktop and ample cupboard space- Meals area adjacent kitchen with wall unit air conditioner - Original bathroom with separate bath and shower + separate toilet- Separate laundry- Evaporative cooling- Undercover outdoor entertaining area- Expansive rear yard with shed, additional garden shed, workshop, fruit trees and two rainwater tanks- Two single carports This home is located just a short walk from the Gawler Green Shopping Centre and only moments from quality public and private schools including Trinity College Gawler and Gawler & District College B – 12. A variety of pubs, cafes and specialty stores are within a short drive in the neighbouring town of Gawler and many parks and reserves are within close proximity. Public transport is within easy reach and access to main roads will have you in the CBD within 45 (approximate) minutes. All this and just a 25-minute (approximate) drive to all the wineries and restaurants The Barossa Valley has to offer!All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.RLA 313174