

# 31 Greenwood Avenue, Evanston Gardens, SA 5116

## House For Sale

Tuesday, 19 December 2023



31 Greenwood Avenue, Evanston Gardens, SA 5116

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 480 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

## Auction Sun Jan 14 at 12:30pm onsite (USP)

\*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser\*Virtual Tour Link: <https://my.matterport.com/show/?m=NuybEobgqHPAuction>: Sunday the 14th of January 2024 onsite at 12:30pm (Unless Sold Prior)To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Tyson Bennett and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Tyson%20Bennett%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this picture-perfect family home that's ready for you to move in and relax. Families craving contemporary comfort, convenience and charm will adore this gorgeous four-bedroom, two-bathroom home complete with multiple living areas and a long list of must-have features that will leave you in awe.Arriving at the property you'll be greeted by a neat and tidy brick façade, low-maintenance manicured gardens and a double driveway which leads to a double garage with automatic roller doors for secure parking and storage. Step inside to discover a spacious and flexible layout, tastefully designed that can grow with you as your needs change.The open plan kitchen, meals and family space is truly the heart of this home. Here you will find pendant lighting, luxury vinyl plank flooring and roller blinds plus you can step through sliding glass doors to find the stylish alfresco area with lights and paved flooring. From here you can overlook the landscaped garden which is perfect for the kids or family pet to run free plus there is convenient corner access via the double side gates. The stylish chef's kitchen enjoys views over the spacious open-plan family and meals area ensuring you'll never miss out on the fun. This gourmet oasis is complete with a suite of quality, Euro stainless steel appliances including a gas cooktop, electric oven and dishwasher. There are also laminate benchtops with a breakfast bar and island bench plus plenty of storage with the large walk-in pantry and overhead cupboards.Your master suite is set at the front of the home with its own en-suite featuring a double vanity, shower and toilet plus a walk-in robe. All three guest bedrooms have built-in robes and are steps away from the three way main bathroom with a separate toilet for absolute convenience.Extending the living space is a home theatre with double doors and an inviting study, providing plenty of space for the whole family to spread out and relax. Both of these rooms feature statement lighting and plush carpet flooring and could be utilised as a playroom, rumpus or retreat depending on your needs. Features you are sure to love: • LG ducted reverse cycle air-conditioning with 5 zones • Security cameras and roller shutters to ensure privacy • Rheem instant gas hot water system • Plush carpet flooring in all bedrooms • Internal laundry with external access • Semi-enclosed alfresco for all weather outdoor entertaining • Built-in linen storage Nestled in the heart of Evanston Gardens, this home is a treasure trove of convenience and accessibility. If you're a frequent commuter, the nearby train station is just a stone's throw away. And if you're looking to indulge in some retail therapy, Gawler Green shopping facilities are just minutes from here.Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect!Year Built / 2016 (approx)Land Size / 480sqm (approx) Frontage / 15m (approx)Zoning / MPN - Master Planned NeighbourhoodLocal Council / City of GawlerCouncil Rates / \$2,523.57 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$128.60 pa (approx)Estimated Rental / \$600 - \$660 pwTitle / Torrens Title 6127/232Easement(s) / NilEncumbrance(s) / To Andrea Gonis - See titleInternal Living / 182.5sqm (approx)Total Building / 239.2sqm (approx)Construction / Brick VeneerGas / ConnectedSewerage / MainsFor additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/9jWeBi>Edge Realty RLA256385 are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in.Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.