

# 35 Holloway Crescent, Evanston South, SA 5116

## Sold House

Friday, 18 August 2023

35 Holloway Crescent, Evanston South, SA 5116

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 363 m2

Type: House



Sera Swindley  
0439357446



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**\$575,000**

Sera Swindley and Harcourts Sergeant are proud to present an opportunity to secure a beautiful home built in 2021 at 35 Holloway Crescent, Evanston South. Nestled in to the Aspire Estate and surrounded by other quality homes, the spacious & perfectly designed floor plan of approx 152m<sup>2</sup> – built by Simonds Homes, is an impressive family home with a perfect blend of form and function. This 3-bedroom, 2-bathroom home ticks all the boxes with a low maintenance front yard and neutral tones throughout. As soon as you step into the home, you are taken to the master suite. With plush carpet underfoot, a huge walk-in robe, space for a king-size bed and an opulent ensuite with floor to ceiling tiling, it is the perfect space for the head of the family. Moving through the hallway to the heart of the home, the kitchen. The modern, creatively designed kitchen features an abundance of storage including a pantry, breakfast bar, cupboard and bench space which has plenty of room for all your modern appliances. Finished off with a contemporary colour scheme the kitchen also features a large walk-in pantry, 900mm gas cooktop with electric oven, 900mm stainless steel rangehood, 40mm Caesarstone benchtops, roll over double sink and stainless-steel dishwasher, which will make cleaning up a breeze. Bedrooms 2 & 3 are generous in size with mirrored built in robes and plush carpet underfoot. The laundry, main bathroom and separate toilet are easily accessible to all. With the option to convert the rumpus into a 4th bedroom, there will be an abundance of space to grow your family or have guests stay over. What else we love about the home: - Floor to ceiling tiling in the bathrooms. - Tiled floors throughout. - Low maintenance yards. - Laundry with direct access to outside. - Caesarstone benchtops in kitchen & bathrooms. - Ducted reverse cycle heating & cooling. - Exposed aggregate driveway & front paths. - 2.7m high ceilings. - Block out blinds. - Tiled porch & alfresco. - Dishwasher. - 900mm cooktop & rangehood. - Soft close cabinetry. - 1m wide fridge provision. - Study nook. - Auto panel lift roller door. - NBN connected. You'll be surrounded with an abundance of schooling, kinder and childcare options, taking your kids needs and wants to another level. Trinity College North & South campuses are a short walk down the road with Montessori - Year 12 education. Other schools in the area include Xavier, Evanston Gardens Primary and Gawler and District College B-12, just to name a few. Outdoor play is out of this world, with landscaped parks and reserves, complimented with the striking characteristics of gently rolling hills capturing the beauty of this natural environment. Also nearby are plenty of food options, from restaurants, cafes, fast food, and pubs - everything you could possibly want, and need is a stone throw away. With multiple transport options just minutes away including Tambelin, Evanston and Gawler stations, as well as the Northern Expressway making the commute to the city or Barossa easy. Don't miss out on this beautiful home, contact Sera on 0439 357 446 - we look forward to seeing you at the open homes! Year Built | 2021 Dwelling size | 152sqm (approx.) Land Size | 363sqm (approx.) Council | Gawler Rent Appraisal | \$530 - \$560 per week