

# 36 Mattei Court, Evanston, SA 5116

## House For Sale

Wednesday, 24 April 2024

36 Mattei Court, Evanston, SA 5116

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 492 m2

Type: House



Jayne Tozer  
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## Contact Agent

Jayne Tozer and Harris Real Estate proudly present 36 Mattei Court, Evanston. Ideally located in a quiet court this superb three bedroom property is ready to move in and call home! The modest frontage welcomes you inside revealing the spacious floorplan and stylish updates throughout, Quality Hybrid timber laminate flooring leads through the main living areas into the open plan living area which is overlooked by the brand new kitchen featuring top of the range appliances, stunning splash back and 900 mL Paralytic Oven. Features that you will love--Court location -Master with walk in robe and ensuite-9.5 kW Solar system.-Smart Ceiling Fans in lounge, main bedroom and Bedroom 2-Brand new 7kW reverse cycle split system air-conditioning/heating. Updated Kitchen includes--Solid surface bench top -900 mL Paralytic Oven.-5 burner gas cooktop. -Dishwasher-BIRs to bedroom 2 & 3-Meticulously maintained-Separate study-Low maintenance Acquatherepé Mineral Pool with 28 years remaining on the structural warranty includes-full electric heat pump/cooler (Mitsubishi Inverter), aggregate concrete paving, robot pool vacuum and other accessories ,LED multicoloured pool lighting.-Outdoor lighting in pool area. -Hardwired security camera installed at front of the premises. -LED downlights in living and hallway-Low maintenance front and rear gardens-Under main roof Alfresco Perfectly located in Evanston, close to all that Gawler has to offer with easy access to public transport links and the expressway to the CBD. If you would like to personally experience all that this property has to offer please see open times and call Jayne on 0413 721 171 for further details. Specifications: CT / 6080/130 Council / Gawler Zoning / GN Built / 2011 Land / 492m<sup>2</sup> (approx) Frontage / 10m Estimated rental assessment: \$470 - \$520 p/w (Written rental assessment can be provided upon request) Nearby Schools / Gawler and District College B-12, Evanston Gardens P.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069