

40 Britha Avenue, Evanston, SA 5116



Sold House

Wednesday, 20 December 2023

40 Britha Avenue, Evanston, SA 5116

Bedrooms: 6

Bathrooms: 2

Parkings: 2

Area: 1028 m2

Type: House



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\$710,000

Nestled in the sought-after enclave of Evanston, 40 Britha Avenue stands as an enticing prospect for families seeking spacious living or astute investors eyeing potential. Upon arrival, a sense of charm unfolds with a manicured facade leading to this generous six-bedroom, two-bathroom residence. Welcomed by a formal lounge to the left, featuring a bay window casting natural light onto plush carpet flooring, the home exudes a warm, inviting ambiance from the outset. Continuing along, the master bedroom, a tranquil retreat, boasts ample space, complemented by a large window overlooking the serene surroundings. Its ensuite, adorned with double vanity, shower recess, and toilet, offers a touch of luxury and convenience. Effortless flow guides through an expansive open-plan area, housing a well-equipped kitchen, meals space, and a central living zone. The kitchen, a focal point, presents an array of modern amenities including a dishwasher, gas cooktop, electric oven, and a walk-in pantry. Overlooking the outdoor entertaining area, this space seamlessly integrates indoor and outdoor living, ideal for hosting gatherings and fostering family connections. Bedroom 6, strategically located off the main hallway, offers flexibility, perfect for a home office or a guest room, ensuring adaptable living options. A separate corridor leads to bedrooms 2, 3, and 4, each with carpeted flooring and built-in robes, providing individual comfort for family members or guests. The family bathroom, complete with a linen press, single vanity, bath, shower recess, and a separate toilet, caters to daily needs with ease. Stepping further, a versatile third living area or rumpus room, adjacent to bedroom 5, opens to the backyard, adding a dimension of entertainment or relaxation. Outdoor allure continues with a generous pergola, equipped with ceiling fans, promising delightful moments for gatherings or quiet evenings. Completing the picture, the property encompasses practical elements including a double garage with manual roller doors, side access, a lawned area, and a convenient garden shed. With its spacious 1,028sqm block, this residence presents a canvas for imagination, ensuring both comfort and potential for the discerning homeowner or investor. This property also includes ducted evaporative air conditioning, zoned ducted gas heating, electrical solar system as well as many fruit trees. The location is also fantastic being a short 5-minute walk to the Evanston Train Station and nearby schools. Additionally: Year Built - 2006 Land Size - 1028sqm Easements - Yes Local Council - Town of Gawler Council Zone - MPN Master Planned Neighbourhood With so much on offer, this is definitely not one to overlook - call Ross Whiston on 0418 643 770 to register your interest today! Want to find out where your property sits within the market? Have one of our multi-award-winning agents come out and provide you with a market update on your home or investment! Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions. Ray White Gawler East RLA 327 615