

**44 Clark Road, Evanston Gardens, SA 5116**

**Boffo**

**Sold House**

Wednesday, 27 September 2023

44 Clark Road, Evanston Gardens, SA 5116

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

**\$500,000**

Welcome to this immaculate abode, a unique gem waiting for you to move in and enjoy or seize the opportunity for impressive rental returns. The three-bedroom, two-bathroom and two-living space floorplan boasts a host of quality added features, modern flooring, and timeless finishes throughout, creating a haven of comfort and style. Relaxation awaits you in the inviting open planned living area complete with on-trend flooring, where you can immerse yourself in a good book. Alternatively, let your culinary creativity shine in the adjacent kitchen, and dining area, perfect for entertaining family and friends. The stylish kitchen offers sweeping benches, stainless steel appliances including a gas cooktop, and dishwasher. A separate lounge room compliments the functionality of the floorplan offering an additional space to relax and watch your favourite movie. Completing this impressive property is great sized rear yard with an opportunity for the green thumb of the house to relish and enjoy. A separate laundry and a secure garage with direct internal access complete the practical and family friendly-layout. Don't miss this chance to make this stunning property your own. Whether you seek a perfect family home, first-home or a sound investment, this opportunity is not to be missed. Act now and embrace the beauty and comfort that awaits you in this exquisite residence! Features that make this home special:- Generous master bedroom with walk-in robe and ensuite- Good sized bedrooms 2 and 3, bedroom 2 with built-in robe - Light-filled open plan dining and living area with glass sliding doors offering seamless access to the backyard- Additional lounge room - Timeless kitchen with stainless steel gas cooktop, ample cupboard space and island bench- Modern main bathroom with bath, shower and toilet - Laundry with external access - Ducted air conditioning - Rainwater tank - Secure garage with roller door and internal access This home is located just moments from the Gawler Green Shopping Centre and only a short distance 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 in close proximity. Public transport options 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