

**49 St Albans Road, Evanston Park, SA 5116**



**House For Sale**

Friday, 14 June 2024

**49 St Albans Road, Evanston Park, SA 5116**

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 912 m2**

**Type: House**



Kylie Mahoney  
0488197330

## Contact Agent

Bringing endless opportunities to the market, this 1970's, four bedroom family home promotes all the nuts and bolts one needs to enter into home ownership and to develop their dream home! Located in the much sought after area of Evanston Park, a great place to raise your family, only minutes from Trinity College, Gawler Park Village and Gawler Green Shopping Centre, public transport and the Northern Expressway. Boasting four good sized bedrooms all with ceiling fans and built in robes to bedroom 1 and 2. Central to the original bathroom and separate toilet. The formal lounge is comforted by gas heating and provides dual access on entry and opens to the separate dining room with and kitchen. The kitchen is practical and conventional with overhead storage, plentiful bench space, pantry and electric appliances. The home is comforted throughout summer with evaporative cooling and an additional split system unit in the dining room. Take advantage of the generous 912msq (approx.) allotment with a 6m x 10m garage, rear verandah and shade house, chicken coop and an abundance of open space to be creative, with the addition of a pool, extension of entertaining or more shedding for the home handyman or car enthusiast... What we love: • 4 good size bedrooms - all with ceiling fans and built in robes to bedrooms 1 and 2 • Formal lounge room with gas heating • Separate dining with split system • Kitchen with electric cooking, plentiful bench space and overhead storage • Original bathroom, toilet and laundry • Evaporative cooling throughout • 6m x 10m (approx.) garage • Rear verandah and shade house • Chicken coop • Plenty of off road parking • Endless opportunities Specifications: Build: 1979 Land: 912m<sup>2</sup> (approx.) Council: City of Gawler Zone: GN - General Neighbourhood Easement: No This property presents endless opportunities with an open canvas inside to refurbish and modernise, whilst the outdoors provides open space to add and grow! Don't miss out on viewing this wonderful property with Kylie Mahoney 0488 197 330. \*\*The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you. \*\*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! Call Kylie Mahoney 0488 197 330 or click on the following link <https://raywhitegawler.com.au/agents/kylie-mahoney/76640> Ray White Gawler, Number One Real Estate Agents, Sale Agents and Property Managers in South Australia. Disclaimer: Care is taken to verify the correctness of all details used in this advertisement. However no warranty is given as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error. Ray White Gawler RLA 269656