

**4A Nottle Lane, Evanston Gardens, SA 5116**



**House For Sale**

Monday, 11 December 2023

4A Nottle Lane, Evanston Gardens, SA 5116

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 154 m2**

**Type: House**



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## Contact Agent

Elevate your living experience and make a statement with this contemporary two-bedroom property, an ideal choice for a first home, a downsizer, and a wise investment for those building their real estate portfolio. As you step inside, you're greeted by a seamless floor plan that effortlessly flows throughout the home, creating a harmonious living space without the hassle of constant upkeep. The two bedrooms boast their own built-in wardrobes, providing both style and functionality to these restful retreats. The neatly presented bathroom features a corner shower, toilet, and vanity storage, and combines with the laundry facilities, and offers the convenience of linen storage, sink, and a washing machine hookup. The heart of this home lies in its well-connected family and kitchen area, designed to allow you to cook and entertain simultaneously. Giving you the luxury of hosting gatherings with loved ones, seamlessly moving from stove to dining table. The well-equipped kitchen provides a dishwasher for easy clean up, a pantry, ample white cabinetry, and a built-in gas stove. The magic continues with the living space opening to the backyard, bask in your private oasis where you can host BBQ get-togethers or simply enjoy your morning coffee under the warm sun. Convenience extends to the single carport, offering undercover parking, ensuring that every arrival and departure is a breeze. Nestled in a premium pocket of Evanston Gardens, surrounded by a reserve, playgrounds, cafes, shopping, and schools, including the prestigious Trinity College. This location offers the best of both worlds, with the Barossa Valley at your doorstep and the Adelaide CBD only thirty-five minutes away via the Northern Expressway.

**Property Features:**

- Two-bedroom and one-bathroom duplex
- Both bedrooms have built-in wardrobes, and the second bedroom has a vented skylight
- Combined bathroom and laundry with a glass corner shower, vanity storage, heat lamps, and toilet, with a laundry sink, and linen cupboard
- Open plan family, meals, and kitchen area that opens to the backyard
- The kitchen has a built-in gas stove, a pantry, a dishwasher, stone benchtops, and ample white cabinetry
- The bedrooms have plush carpet floors, and the rest of the home has sleek laminate floorboards
- Ducted air conditioning system for comfort
- The backyard has a lawn area, a rainwater tank, and a single carport with roller door access, and a rear gate entrance
- Rear private driveway for the duplexes to access the carport
- The home overlooks a grass filled reserve

**Schools:** The nearby unzoned primary schools are Evanston Gardens Primary School, and Munno Para Primary School. The nearby zoned secondary school is Gawler and District College B-12. Information about school zones is obtained from [education.sa.gov.au](http://education.sa.gov.au). The buyer should verify its accuracy in an independent manner.

**Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | Gawler Zone | MPN - Master Planned Neighbourhood \\ Land | 154sqm (Approx.) House | 71sqm (Approx.) Built | 2020 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa