

5 McEwen Road, Evanston Gardens, SA 5116

House For Sale

Thursday, 21 March 2024



5 McEwen Road, Evanston Gardens, SA 5116

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 375 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

\$459,000 - \$499,000

*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser*Virtual Tour Link: <https://my.matterport.com/show/?m=8a8yBGD1z3U>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Tyson Bennett and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Tyson%20Bennett%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this wonderful family home in Evanston Gardens, ready for you to move in and start making memories. This home holds the perfect blend of style and convenience with three bedrooms, two bathrooms, multiple living spaces and easy access to everything this region has to offer. A double aggregate concrete driveway and classic brick facade provide a warm welcome home. Step inside via the front porch to find the separate lounge which is set just off the hallway and would make the ideal work-from-home base, comfortable play area for the kids or second living area, depending on your needs. From here, you can step directly into the spacious open plan kitchen, family and meals area ensuring the home chef involved in family activities. This space has a split system air-conditioning system to ensure year-round comfort. The sleek kitchen boasts a stainless steel gas cook top, electric oven, canopy range hood, dishwasher, breakfast bar, built-in pantry and plenty of cupboard space for all of your cooking needs. Glass sliding doors lead outside to the fully fenced backyard where you can host guests or tend to the gardens as the kids and pets can safely play. Back inside, the master suite enjoys split-system air-conditioning, a large walk-in robe and private three piece en-suite. The two other bedrooms have built-in robes and comfortable carpet flooring underfoot. To service them is the central bathroom with a separate toilet, shower, bath and vanity plus the laundry room with external access. Key features you'll love about this home: • Three bedrooms, two bathrooms and two living areas • Split-system air conditioning in the open plan living and master bedroom • Double garage with an automatic roller door, internal and rear access • Rainwater tank with an electric pump • Rheem gas hot water system • NBN ready Nestled in the heart of Evanston Gardens, this home is a treasure trove of convenience and accessibility. You can walk to the Seymour Avenue Reserve and nearby transport links are just a stone's throw away. For families, Evanston Gardens Primary School and Trinity College is close by and Riverbanks College B-12 is within easy reach. Looking to indulge in some retail therapy? Gawler Green shopping facilities and local shopping and dining options are just minutes away. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 2013 (approx) Land Size / 375sqm (approx - sourced from Land Services SA) Frontage / 12.5m (approx) Zoning / MPN - Master Planned Neighbourhood Local Council / City of Gawler Council Rates / \$2,084.04 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$113.50 pa (approx) Estimated Rental / \$480-\$520pw Title / Torrens Title 6109/783 Easement(s) / Nil Encumbrance(s) / To Andrea Gonis - See Title Internal Living / 144.6sqm (approx) Total Building / 182.9sqm (approx) Construction / Brick Veneer Gas / Connected Sewerage / Mains Selling Investment For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/bNduv0> If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts. Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: [https://www.edgerealty.com.au/Edge Realty RLA256385](https://www.edgerealty.com.au/Edge%20Realty%20RLA256385) are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in. Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.