

**6 Davey Lane, Evanston Gardens, SA 5116**

**Sold Townhouse**

Thursday, 21 December 2023

**TURNER.**

6 Davey Lane, Evanston Gardens, SA 5116

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 182 m2**

**Type: Townhouse**



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**\$460,000**

Currently In The Cooling Off Period - Under Contract! With its rear lane access to a double lock-up carport, easy-care rear courtyard and a clever floorplan that makes the ensuited master the sole bedroom on its lower floor and calls on bedrooms two and three above only if or when you need them, this is the prototype for modern townhouse living, all wrapped up in the up-and-coming Orleana Waters estate. Set back from Orleana Boulevard to enhance the sense of peace and privacy within, this light-filled and neatly-presented abode combines free-flowing open-plan living, a super-functional kitchen and a range of creature comforts with that floorplan to go above and beyond for professionals, young families and downsizers alike. You'll also love: - Neatly presented and ready to roll - Rear access to double carport with remote entry - Dishwasher, breakfast bar, gas cooktop and plenty of storage to kitchen - Ensuite and walk-in robe to main bedroom - Walk-in robe to bedroom two - Two bathrooms, plus guest toilet/powder room - Efficient split r/c - Space-saving European-style laundry - Neutral colour scheme - Easy-care landscaped gardens and lawned area to secure rear - Walking distance from public transport - Ideally placed amongst other modern homes Just a stroll from a range of parks/reserves and Evanston Gardens Primary School, less than 40 minutes from the CBD, 20 minutes from the famous Barossa Valley and a short drive from a several shopping precincts, Evanston Gardens is a gem of the north. And this is a home to treasure. Please note the property is currently tenant under a periodic lease through Turner Real Estate. 60 days notice to the tenant from settlement will be required to occupy the property. CT / Vol 6099 / Fol 771 Year built / 2013 Equivalent Building Area / 182sqm approx. Land Size / 180sqm approx. Council / Town Of Gawler Council Rates / \$1,820.00 p.a. Water & Sewer / \$153.70 p.q. ESL / \$104.40 p.a. Title / Torrens Title Rent appraisal / \$440 - \$460 per week Speak to TURNER Property Management about managing this property #expectmore RLA 62639