

85 Hamilton Boulevard, Evanston Gardens, SA 5116



Sold House

Wednesday, 23 August 2023

85 Hamilton Boulevard, Evanston Gardens, SA 5116

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 283 m2

Type: House



Mustafa Razaee

0412034533

\$470,000

Commandeering an easy-care corner parcel, this light and bright townhouse is just seven years young, offering a modern level-up for a professional pair, growing family or investors searching for a low-maintenance property with the certainty of a roaring return. Located within a quiet suburban estate and bookended by other contemporary homes of the same calibre, you'll enjoy the additional safety promised by secure fencing and direct access from the lockup double carport. The neutral aesthetic of the multi-faceted façade makes way to a lower level configured to elevate day-to-day living with a lounge room of liberal proportions, guest powder room, internal laundry and an adjacent meals zone with a sleek kitchen at the helm. Take the stairs to a dedicated three-bedroom slumber zone, consisting of a prized master with ensuite, built-in robes to each, plus central access to a valuable second bathroom and study nook. With a coveted north-facing orientation, the courtyard grants the grace to both entertain and enjoy a peaceful morning cuppa in a private, sunny setting - not forgetting a generous patch of grass to keep both kids and pets satisfied. Everything in this home has been considered to encapsulate easy-care living at its finest - from the neutral tiles of the ground floor to the durable carpets of upstairs and the low-maintenance grounds. Add a booming location that connects the CBD via a quick trip along the Northern Expressway or from the nearby Tambelin train station, and you certainly have a winning combination allowing you to comfortably nest or invest on Hamilton Boulevard... Currently tenanted until July 2024 at \$450 PW. Even more to love: • Excellent investment potential • Stainless-steel gas cooktop & dishwasher • Separate bath • Split system air conditioning to both levels • Standalone double garage • Just 30-minutes to the CBD • Easy access to playgrounds and shopping amenities • Zoned for Gawler & District College B-12 • Other quality schooling within short reach at Evanston Gardens Primary, Trinity & Xavier College Ray White Prospect is taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at this open inspection. 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.