

# 1 Doudney Avenue, Evanston Gardens, SA 5116



## House For Sale

Wednesday, 10 July 2024

1 Doudney Avenue, Evanston Gardens, SA 5116

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 300 m2

Type: House



Mike Lowrie  
0423329994



Bjorn Kunzel  
0404164447

**\$499,000 - \$529,000**

\*\* Note: This property is offered with an attached fixed lease in place at \$490pw until 03 June 20253D Tour:

<https://www.au.open2view.com/properties/892987/tour#homeview>Mike Lowrie & Bjorn Kunzel proudly present this neat as a pin investment opportunity in the growingly popular suburb of Evanston Gardens. Built in 2011 and set on 300sqm of land, this property offers 3 good sized bedroom, master with WIR & Ensuite. The 2 remaining bedrooms with BIR's. Coupled with a centrally located main bath, a front formal living/study and open plan kitchen/dining/living to the rear of the property tat leads out to the low maintenance well landscaped backyard with garden shed.The Figures:Built / 2011Land / 300 sqm (approx.)House / 146 sqm (approx.)Rent / \$490pwRates / \$1691pz (approx.)The simplicity, guaranteed income from day 1, high quality tenant and low maintenance will make this investment opportunity a popular one, so register your interest with us ASAP.