

11 Gonis Circuit, Evanston Gardens, SA 5116

House For Sale

Wednesday, 10 July 2024



11 Gonis Circuit, Evanston Gardens, SA 5116

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 525 m2

Type: House



Dave Stockbridge
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Steve Spurling
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Price applied after first open

Seldom do opportunities to secure homes of such generous proportion and high standards of presentation become available to the market defining this moment as one that discerning home buyers have been awaiting for some time. Serenely set in the Orleana Waters estate this area enjoys a desirable balance of lifestyle with the best that the Northern suburbs has to offer a short journey away whilst being merely minutes from the heart of Gawler. A credit to our very house proud vendors this residence is resplendent in style to elevate the spirit, size to make the family smile and features that are sure to please you for many years to come. A commanding triple fronted facade eludes to something special inside with a generous frontage and prominent welcoming portico leading into the formal entry. Contemporary style melds with timeless features to create an enduring elegance that immediately elicits compliments from all that enter. The formal lounge is situated traditionally at the front of the home. A combustion heater draws your attention with the crackling of timber and the warmth and lustre of the flames creating an enchanting distraction from the digital world allowing moments of reflection as the fire warms the heart and calms the spirit. The master suite is replete with size to surprise and offers a sumptuous ensuite with fine fittings and fabulous selections that lend a sense of luxury one would enjoy every day whilst the walk in robe satisfies every fashionista's desires with storage aplenty. Timeless tiled floors flow from front door to rear glass sliding doors and are as perfectly practical as they are instantly attractive covering the main traffic areas and extending into the kitchen area. If a kitchen is the heart of a home then this home has love to share for many years to come with elegant selections and gorgeous lighting making this a place where joy is derived as much from making mundane mid week meals as catering for life's milestone moments. An abundance of cupboard and bench space and high quality appliances means the heart of this home beats strongly. Adjacent an open casual living area has the flexibility to be disposed in any number of ways so as to best suit your ever changing needs. The roomy rumpus rests at the back of the residence and takes in views of the generous landscaped rear gardens and is the ideal place to relax at the end of a busy day with those that you love the most. An excellent alfresco area extends from the living room and is a wonderful space to enjoy the company of others whilst remaining undercover. Outdoor entertaining will be a breeze all year round and the weather won't intrude of your celebration whatever the season outside. Regardless of the time of year, you will be nicely ensconced in the comfort of your own home with heating and cooling throughout the residence. So, whatever the weather outside your climate will be firmly under control inside. It's rare for a modern home to offer such a usable rear yard with room for kids to kick balls and pets to play this family friendly garden is low maintenance and easy care so you can spend more time doing what you like with those you love rather than in the gardens all the weekend. Your home should make you feel special. It should be your reward for your hard work and a place your family can be proud to call their own and this home is one of the finest in the area and a joy to bring to market for the very first time.

Opportunities such as this seldom become available to the market and so hesitation to act is sure to lead to enduring disappointment.**DISCLAIMER** Although the Agent has endeavoured to ensure the accuracy of the information contained within the marketing material we remind prospective purchasers to carry out their own due diligence and to not rely upon the information in this description. This description does not warrant that all features, improvements or appliances are in working order or have necessary approvals and the Agent advises all parties interested in the home to undertake their own investigations prior to purchase.**PRICING**For the most part of the last 26 years I have been releasing properties to the market without a price. I do so just for the first open inspection and then we set a price with the Vendor/s in consideration of the feedback derived from the first open. I understand that may frustrate some buyers but the frustration will be rewarded with a price range set that is an accurate reflection of market value balanced by the Vendor/s expectation. It is also frustrating for a vendor to be on the market for weeks longer than necessary because they have over priced their property. Or if they choose to price the home in excess of feedback levels they can do so knowingly and factor that into their timeframe. I will release a price by way of SMS to all buyers who attend the first open and upload a price as soon as practicably thereafter. Thank you and should you have any further questions about my rationale in marketing properties successful in this manner for over 1600 sales please feel free to call me directly anytime.CT: 6099/738Land Size: 525m²House Size: 261m²Year Built: 2013Zone: Master Planned Neighbourhood Council: Gawler RLA 232366