

34 Rawlings Circuit, Evanston, SA, 5116

ADCOCK

House For Sale

Friday, 30 August 2024

34 Rawlings Circuit, Evanston, SA, 5116

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Price Guide: \$570,000 - \$620,000

View the new north through a stylish courtyard lens...

Its well-established "Acacia Green" location states the obvious. And set in a peaceful, tree-lined circuit flanked by a park and playground, this 4-bedroom courtyard home will far exceed the young family's expectations.

Unified by crisp modern décor, the 2016-build barely skips a beat for the debut buyer, the well-researched investor, or the retiree seeking family scale in single-level style that brings the Barossa region closer than ever...

Tiled upon entry, the sunbathed design finds calm in a leading study nook, provides secure double garage internal access, and strides forward for luminous, north-facing rear open plan living stationed for essential backyard viewing and indoor/outdoor flow.

It's here the social kitchen pulls its weight with quality stainless appliances, offers durable modern laminate surfaces, and ducks in and out of a valuable walk-in pantry.

Walk-in robes grace not one, but two of the home's generous bedrooms, all with ceiling fans; your midway domain also savours a sparkling ensuite, the two opposing rooms host sliding robes and reach out for the rare, lavish dimensions of a 3-way family bathroom.

You could buy brand new in one of the many land releases satisfying the northern sprawl, or you could buy as-new, like this, in a pre-loved and appealing package - native plants, healthy lawns, and paved patio entertaining rounding off the ideal outdoor trifecta on an easy to maintain 375sqm allotment.

A home that also presents a broad buyer pool with St. Brigid's School, Xavier and Trinity Colleges - from pre-school to senior levels - and a city-country slipstream courtesy of the Gawler Bypass Road and adjoining Northern Expressway at your disposal.

Don't think in kilometres. Think in convenience. A 4-minute drive to Gawler Green Shopping Centre and just 40 minutes from North Adelaide; the new and emerging north-east is well and truly on the metro map.

Style & sensibility in courtyard efficiency:

As new, single-level courtyard design (c2016)

Secure internal access via double garage with auto roller doors

Established, native gardens on an immaculate 375sqm allotment

4 carpeted bedrooms all with ceiling fans

Master with ensuite & WIR

Bedroom 2 & 4 with BIRs, Bedroom 3 with WIR

3-way family bathroom incl. separate WC

Split system R/C A/C to north-facing rear living

Close to parks, train stations, sporting ovals & Xavier College

One of a rare few first-home buyer or investor opportunities left!

Property Information:

Title Reference: 6170/353

Zoning: General Neighbourhood

Year Built: 2016

Council Rates: \$2,271.50 per annum

Water Rates: \$165.55 per quarter

*Estimated rental assessment: \$540 - \$560 per week (written rental assessment can be provided upon request)

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