

7 Sunnyside Drive, Evanston Park, SA 5116

ALL ADELAIDE

House For Sale

Tuesday, 25 June 2024

7 Sunnyside Drive, Evanston Park, SA 5116

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 696 m²

Type: House



Deep Solanki
0426697852



Ahmad Samandaryan
0420858909

Auction On Site: Saturday 13th July at 11:00am

Perfectly positioned on a large traditional allotment of 696m², this original family residence offers a unique opportunity for purchaser's to either move in now and enjoy the mid-century decor, renovate and reap the rewards or rent out now and hold while you accumulate the capital growth and enjoy the steady income stream. The home features both formal and casual living zones across a traditional 3 bedroom design. A spacious formal lounge is a great space to watch the telly and relax in comfort while a generous tiled family room features provides that valuable 2nd living space, featuring ceiling fan, combustion heater and direct access to alfresco entertaining. A spacious central galley kitchen offers the original cabinetry, double sink, tiled splash backs, freestanding electric stove and plenty of cupboard space. All 3 bedrooms are well proportioned, all providing hard wearing carpets. The master bedroom features a built-in robe, walk-in robe and ensuite bathroom. Bedroom 3 offers a built-in robe. A traditional main bathroom boasts both bath and separate shower while a separate toilet and walk-through laundry with exterior access complete the wet areas. Step outdoors and relax alfresco style under a spacious pergola area, overlooking a large backyard where there is plenty of space for the kids to play, several garden sheds and a galvanised iron garage, perfect for your brand-new man cave or workshop. An oversize single carport with lock up roller door will accommodate the family car and there's plenty of secure off-street parking in a long driveway. Security roller shutters to the street facing windows will ensure your comfort and peace of mind, completing a value packed offering that is bound to appeal. Being offered to the market for the first time in the modern era, this property represents value buying in a highly competitive market. Briefly: * Traditional residence on large rectangular allotment of 696m²* Both formal and casual living areas across a generous 3 bedroom design* Spacious formal lounge adjacent the entrance* Central kitchen features the original cabinetry, double sink, tiled splash backs, freestanding electric stove and plenty of cupboard space* Large family room with tiled floor, ceiling fan, combustion heater and direct access to alfresco * Generous alfresco pergola overlooking large backyard* 3 spacious bedrooms, all with hard wearing carpets* Bedroom 1 with built-in robe, walk-in robe and ensuite bathroom* Bedroom 3 with built-in robe* Several garden sheds/outdoor storage areas* Double galvanised iron garage/workshop future man cave* Oversize single carport with lock up roller door* Security roller shutters to the street facing windows* Ideal opportunity for both investors and home buyers Delightfully nestled near the Helen Street Reserve and Humphrey George Reserve, a great place for your daily exercise and perfect for the kids. The Gawler Central Shopping District and quality supermarkets are all close by. The zoned primary and high school is Gawler & District College B-12. Quality private schooling can be found at Trinity College, Emmanuel Lutheran School, Xavier College & St Brigid's. The Northern Expressway will provide efficient access to both the Barossa Valley and the Adelaide CBD. Zoning information is obtained from www.education.sa.gov.au Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.