

8 Rau Avenue, Evanston, SA, 5116

Raine&Horne.

House For Sale

Friday, 30 August 2024

8 Rau Avenue, Evanston, SA, 5116

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: House



Neil Bowden
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The Perfect location

8 Rau Avenue is situated in the perfect location, it is around the corner from Gawler Green Shopping Centre, walking distance to the Evanston Railway Station for commuters, Gawler & District College, Xavier College Evanston Campus & Gawler South sporting Clubs.

Set on a spacious 767m² allotment, this 1992 built brick veneer residence features:

- 3 spacious bedrooms, the master has a feature bay window, ensuite & walk in robe, the other 2 bedrooms both have built in robes
- L-shaped lounge/dine
- Recently refurbished kitchen with dishwasher, walk in pantry & plenty of bench & cupboard space
- Casual meals area
- Living room with feature built-in wall unit
- Family bathroom with bath shower & vanity
- Separate toilet
- Laundry
- Linen storage to hallway
- Ducted evaporative air conditioning & 2 split system reverse cycle air conditioners
- Roller shutters
- 6.6kw solar system

Other Improvements:

- 2 carports 1 with remote roller door
- Extensive patio outdoor area
- 4.5 x 10m garage with concrete floor, light & power
- Large rainwater tank plus 3 modular tanks
- Shade house
- Established gardens

This beautifully presented property, in this prime location will suit a range of buyers including, retirees, investors, first home buyers & young families.

Avoid disappointment & put this on your list to inspect.

Property Details

- Council - Town of Gawler
- Council Rates - TBA
- Zoning - Residential/General Neighbourhood
- Allotment Size - 767m²