

9 Darling Street, Evanston South, SA 5116

House For Sale

Tuesday, 2 July 2024



9 Darling Street, Evanston South, SA 5116

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 375 m2

Type: House



Ross Whiston
0418643770



Sallyann Vivian
0419849168

Auction at the Ray White Gawler East Office

Ross Whiston and Sallyann Vivian proudly present 9 Darling Street, Evanston South. A modern sanctuary perfect for families and professionals alike. This elegant four-bedroom, two-bathroom residence, occupying a manageable 375m² (approx.) allotment, seamlessly blends comfort and convenience. As you step inside, a welcoming hallway guides you down to the heart of the home, unfolding into a spacious open-plan living area that combines the lounge, kitchen and dining spaces. This thoughtful design creates an inviting atmosphere ideal for both relaxed living and entertaining. The kitchen is well-appointed with contemporary amenities, including a gas four-burner cooktop, an electric oven, and a dishwasher, ensuring a functional and enjoyable cooking experience. Each of the four bedrooms is designed with comfort in mind. Bedrooms two, three, and four come equipped with built-in robes, providing ample storage. The master bedroom stands out with its generous walk-in robe and a private ensuite, enhanced by the convenience of a split system air conditioner to maintain a comfortable atmosphere year-round. The family bathroom is thoughtfully designed, featuring a separate vanity to streamline busy morning routines and add a touch of luxury to everyday life. The home further boasts a double garage, which offers both secure parking and the added convenience of a single drive-through access. Year Built - 2013 (approx.) Wall Construction - Brick Land Size - 375m² (approx.) Floor Area - 133m² (approx.) Frontage - 12.50m (approx.) Zoning - MPN - Master Planned Neighbourhood Local Council - Gawler Estimated Rental Return - \$600.00 - \$680.00 p/w (approx.) Council Rates - \$564.96pq (approx.) Water Rates (excluding Usage) - \$154.02pq (approx.) Es Levy - \$119.55pa (approx.) Easement(s) - YES Encumbrance(s) - YES Sewerage - Mains With contemporary features and well-planned layout 9 Darling Street is a highly desirable property. Whether you are starting a family, looking to settle into a peaceful community or investing, with trinity college college and parks nearby, this home presents an exceptional opportunity to enjoy a balanced and fulfilling lifestyle for all. Contact Ross Whiston on 0418 643 770 or Sallyann Vivian on 0419 849 168 to organise your viewing appointment today. Want to find out where your property sits within the market? Have one of our multi-award-winning agents come out and provide you with a market update on your home or investment! Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions. Ray White Gawler East RLA 327 615