

# Proposed Allotment 701 Edward Crescent, Evanston Park, SA 5116



## House For Sale

Tuesday, 28 May 2024

Proposed Allotment 701 Edward Crescent, Evanston Park, SA 5116

Bedrooms: 4

Bathrooms: 1

Area: 688 m2

Type: House



Brodie Barker  
0885233005

**\$579,999 - \$599,999**

Brodie Barker from Barker Real Estate is pleased to present this terrific family home to the market. The property is situated in Evanston Park on a lovely quiet street in amongst other quality family homes. Within close proximity to the Gawler Green Shopping precinct, Trinity College, public transport, and other nearby convenience stores, this property would be absolutely ideal for a wide range of buyers!

- Large entry with tiled floors.
- Beautiful, exposed timber beams throughout the home.
- Formal lounge at the front of the home, featuring large double doors, tiled floors, split system air conditioner, and combustion fire.
- Recently updated kitchen featuring electric cooktop, electric oven, overhead cupboards, breakfast bar, double sink, dishwasher, and loads of bench space.
- Master bedroom is located at the rear of the property and features a built-in robe, ceiling fan, split system air conditioner, carpet throughout and sliding door access to the outdoor entertaining area.
- Bedrooms two and three feature built-in robes, ceiling fans, and carpets.
- Garage area converted into a large retreat/rumpus room area offering a fourth bedroom fully carpeted, featuring downlights (approx. 6.4m x 5.6m).
- Dining room tiled throughout, with a split system air conditioner and sliding glass door to a second undercover outdoor patio space.
- Bathroom featuring a shower, bath, and large vanity. Separate toilet with basin.
- Laundry features built-in cupboard/storage, washing machine provision, and door to access outside.
- Large paved outdoor entertaining area with gabled pergola and multiple ceiling fans.
- Fully concreted shed with mains electricity connected (approx. 7.2m x 3.9m).
- Rainwater tank connected (garden use only)

Contact Brodie Barker on 0404 717 340 for any additional questions.

- Land size: 688m<sup>2</sup> approx.
- Built: 1979
- CT: 5630/428
- Council: Gawler
- Council Rates: TBC
- Connections: mains water, sewer, and electricity. Television antenna
- Easement: nil
- Rental return: \$580 to \$600 per week (approx.)
- Settlement Timeframe - we would be looking at a settlement of approximately 60 days, settlement would be subject to issuing of titles via land titles office. All information and images contained within this advertisement have been obtained from sources deemed to be reliable. However, we cannot guarantee this information is accurate. Interested parties should make their own enquires.