

## EVANSTON GARDENS - A Gem!!!

\$279,950

This stunningly presented property is located in the incredibly popular suburb of Evanston Gardens and is a stone's throw away from local schools, shops and reserves. With easy access to the new expressways, you are only a short drive from both the beautiful Barossa Valley and the CBD. This home is perfect for those looking to add to their portfolio and generate a great return or first home buyers ready to get into the property market.

Ideal for the growing family, this home boasts of 3 good size bedrooms, master and bedrooms (2 both with walk in robes) and are set away from the main living areas along with the large family bathroom.

Upon entry you are greeted by the formal lounge which flows onto the open plan meals and family living area adjacent to the kitchen with stainless steel appliances, which is complete with breakfast bar and ample cupboard space.

The home is serviced by ducted gas heating and ducted evaporative air conditioning for comfort all year round. Outside there is a double garage under main roof and a spacious backyard for the family to play.

Opportunities to purchase properties such as this on a good size parcel of land rarely arise and this one won't disappoint, so call us today to arrange an inspection!

RLA: 249396

The safety of our buyers, sellers and the community at large is of paramount importance. We align our business practice with Government health regulations and our team is here to ensure we best accommodate your needs with respect to viewing times, with vacant inspections and all social distan

## Upcoming Inspections

Inspect by appointment, contact agent.

## Land Size

474 m2

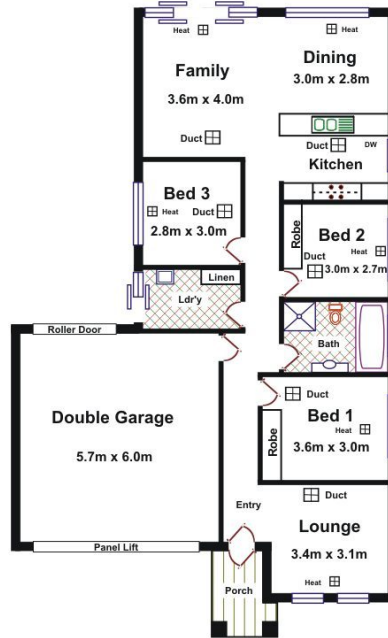
## Kies Real Estate

[enquiries@kies.com.au](mailto:enquiries@kies.com.au)

08 8523 3777

3A Adelaide Road, Gawler 5118

Area	M <sup>2</sup>
Living	107.55
Garage	38.06
Porch	4.00
<b>Total Approx</b>	<b>149.61</b>



**Please Note:** Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agents can accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.

