



3 Morrow Avenue, EVANSTON PARK, SA 5116

Rare Dual Living Opportunity on a Huge 1,476sqm Allotment

Set on an impressive 1,476sqm allotment in a convenient Evanston Park location, this immaculate and much loved property offers an exceptional amount of space, flexibility and functionality, perfect for extended families, multigenerational living, or those needing room for hobbies, vehicles and more.

The main home features 4 very generous sized bedrooms, with the master bedroom complete with a walk-in robe, ensuite and private parents retreat. Bedrooms 2, 3 and 4 all include built-in robes, while the home also offers 3 toilets for added practicality.

At the heart of the home is a large, upgraded galley style chef's kitchen, complete with stone benchtops and a walk-in pantry, overlooking the meals area and connecting beautifully with the home's two separate living spaces. Some of the many features of the home include ducted evaporative air conditioning, a split system air conditioner, a gas log fire with heat transfer vents to the bedrooms, security shutters and double-glazed windows to the front of the home, security cameras, plantation shutters and a 3kW solar system on a high rebate.

A standout feature is the freestanding 2 bedroom granny flat, complete with raked ceiling, lounge, kitchen, bathroom, split system air conditioning and security shutters

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 80P4711

SALE DETAILS

\$920,000 - \$990,000

CONTACT DETAILS

Elders Real Estate Gawler

37 Murray Street

GAWLER, SA

08 8522 1988

RLA: 64256

Christopher Hurst

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ideal for dual living.

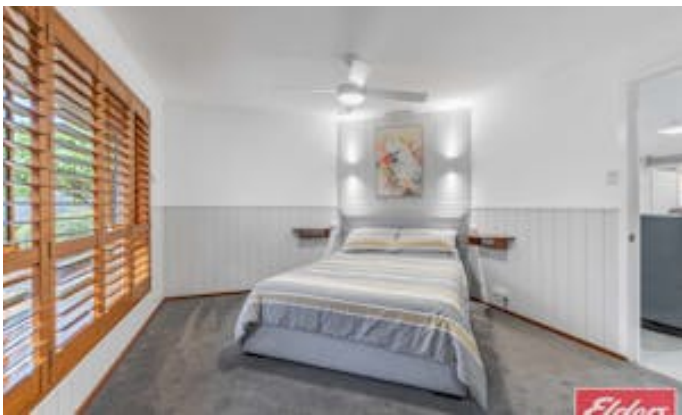
Outside, the property continues to impress with a large pitched-roof paved pergola area with fans, a decked pergola area, immaculate irrigated gardens, extensive shedding, extra carports, a gated caravan space and parking for multiple vehicles plus there is also approximately 63,000L of rainwater storage.

Perfectly positioned within easy walking distance to schools, shops and childcare facilities, this beautifully maintained property offers a rare combination of space, flexibility and lifestyle in a highly convenient location.

Ready to make an offer? Head to eldersgawler.com.au, select the property, and click the 'Make an Offer' tab to submit your offer online in just a few steps.

All information contained herein is gathered from sources deemed to be reliable. However, we cannot guarantee its accuracy and interested persons should seek their own enquiries.

- Land Area 1,476.00 square metre
- Bedrooms: 6
- Bathrooms: 3
- Double garage
- Double carport

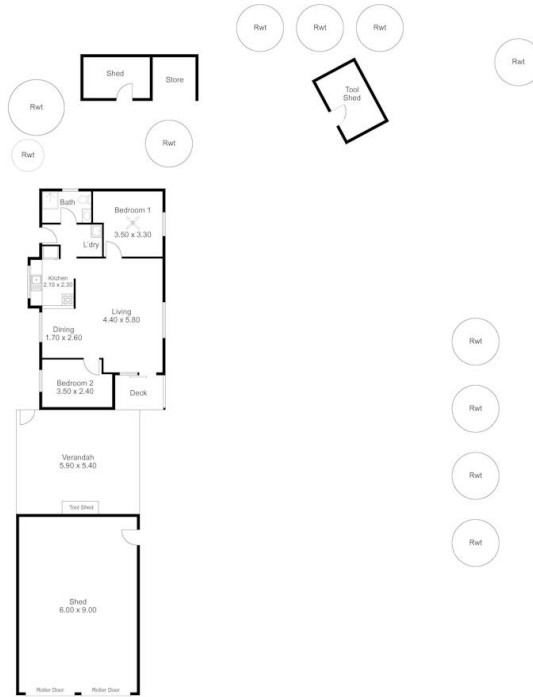








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Living:	235.48SQ.M
Verandah:	123.34SQ.M
Carpport:	26.60SQ.M
Shed:	70.30SQ.M
Porch:	2.96SQ.M
TOTAL:	458.68SQ.M

This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.



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