



## 7 Angas Avenue, EVANSTON PARK, SA 5116

### Absolutely Immaculate

Located just a short walk from Trinity College this immaculate property is fully established and ready for you to move in and enjoy.

The 3 bedroom home has a walk through robe to the 2 way bathroom, a lovely central upgraded kitchen overlooking the spacious living room and dining. The home is feature packed with lots of built in cupboards, ducted evaporative air conditioning, gas heating, stylish hard floors, new carpet, freshly painted, upgraded bathroom, security roller shutters, a 6.6kw solar system, recently installed NBN fibre (FTTP), a double garage with roller doors and more.

Outside you will find a paved outdoor undercover entertaining area, tool shed and established easy care gardens all on a 606sqm allotment in a fantastic location.

Ready to make an offer? Head to [eldersgawler.com.au](http://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

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:** 80P4759

#### SALE DETAILS

**\$695,000 - \$750,000**

#### CONTACT DETAILS

**Elders Real Estate Gawler**

37 Murray Street

GAWLER, SA

08 8522 1988

RLA: 64256

**Christopher Hurst**

0412 897 020

own enquiries.

Other features: Close to Schools

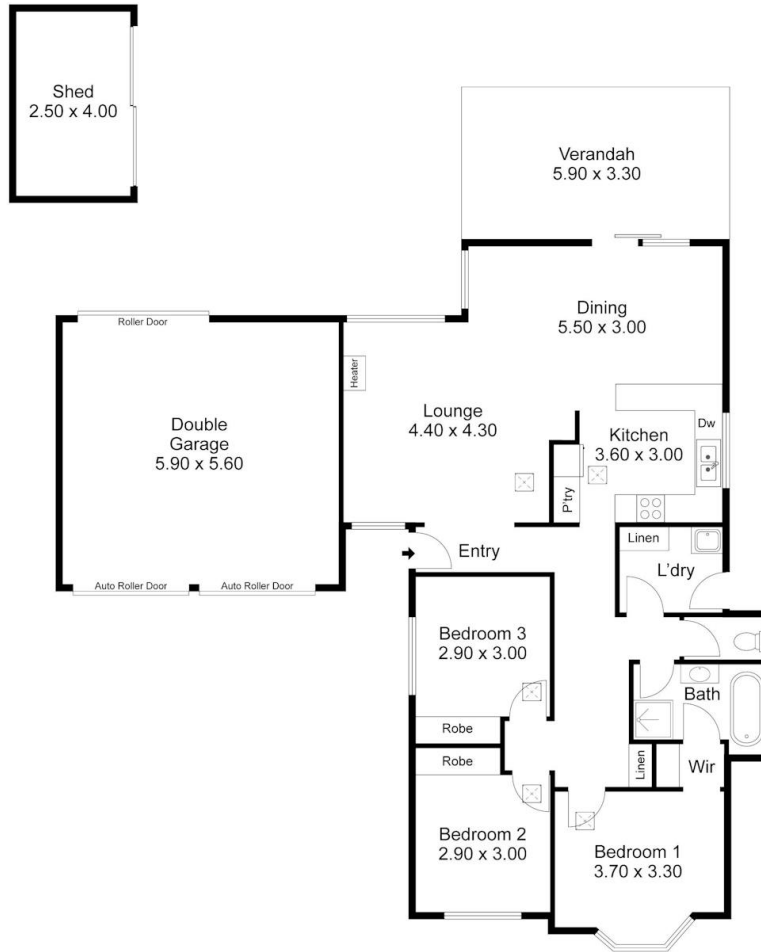
- Land Area 606.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage







7 Angas Avenue, EVANSTON PARK



Living:	105.10SQ.M
Verandah:	19.50SQ.M
Garage:	33.00SQ.M
Shed:	10.00SQ.M
<b>TOTAL:</b>	<b>167.60SQ.M</b>

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



PRODUCED BY  
**urban creative**