



## 22 Sunnyside Drive, EVANSTON PARK, SA 5116

### 4 Bedroom Home with Shed Access in a Great Location

Set in a tightly held pocket overlooking a peaceful reserve, this four-bedroom home is designed for relaxed family living and effortless entertaining. With no neighbours across the road, enjoy a sense of space and privacy, all while being moments from schools, shops and everyday conveniences.

Step inside to discover polished timber floors, a stylishly upgraded kitchen and a light-filled open plan living and dining area. A separate lounge provides room to unwind, while comfort is assured year-round with ducted evaporative cooling, a split system air conditioner and a slow combustion heater.

Outdoors, a covered entertaining deck offers the perfect spot to host family and friends, all while overlooking the sparkling inground pool and established gardens. Side gate access leads to a 6m x 9m shed ideal for caravans, boats or additional vehicles - with extra tool sheds providing further storage.

Additional highlights include:

- Master bedroom with ensuite

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:** 80P4797

#### SALE DETAILS

**\$670,000 - \$720,000**

#### CONTACT DETAILS

**Elders Real Estate Gawler**  
37 Murray Street  
GAWLER, SA  
08 8522 1988  
RLA: 64256

**Christopher Hurst**  
0412 897 020

- 16-panel solar system
- Ample storage throughout
- Carport, plus secure off-street parking
- 696m<sup>2</sup> allotment with fully landscaped surrounds

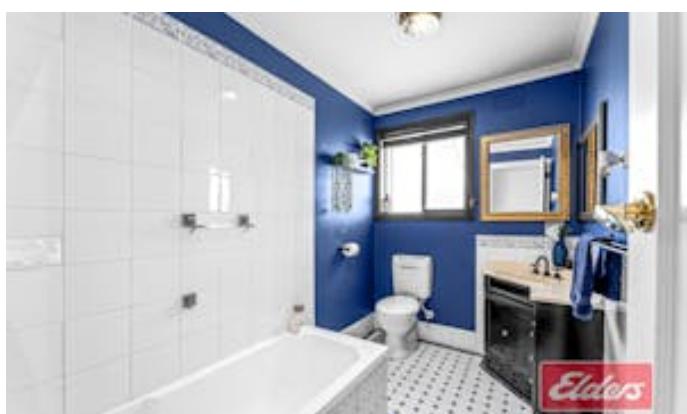
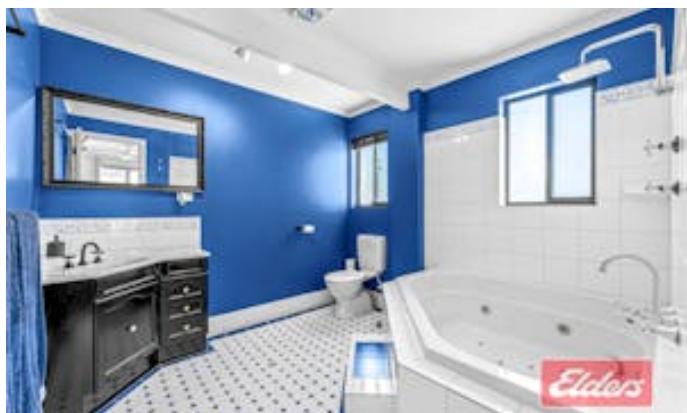
This is a home that offers lifestyle, location and room to grow-all in one impressive package.

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.

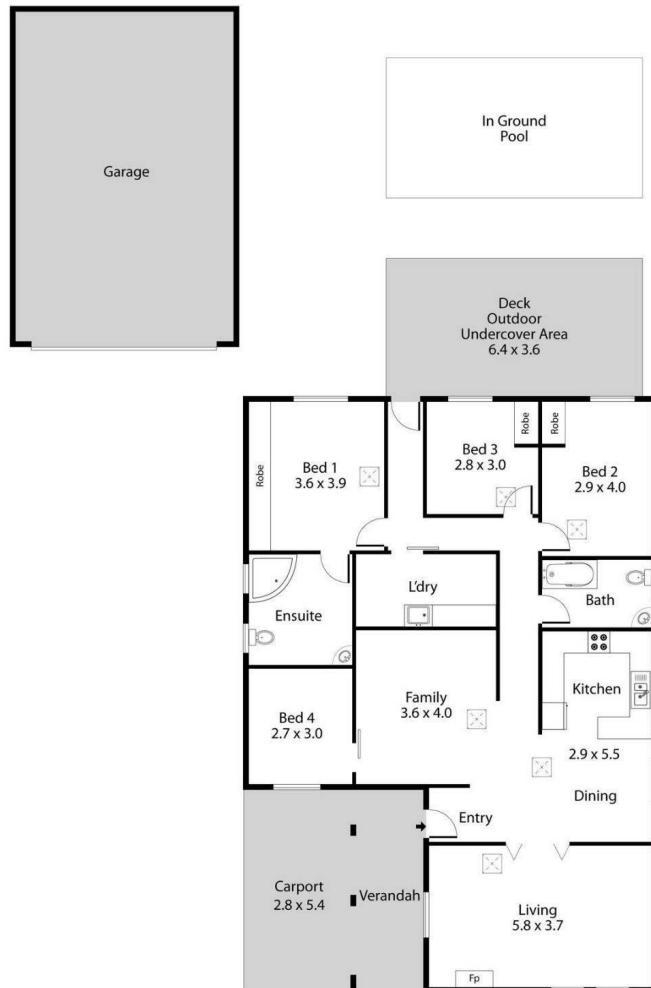
All information contained herein is gathered from sources deemed to be reliable. However, we cannot guarantee its accuracy and interested persons should seek their own enquiries.

- Land Area 696.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Single garage
- Single carport









## 22 Sunnyside Drive, EVANSTON PARK

Living: **142m<sup>2</sup>** | External: **50m<sup>2</sup>** | Garage: **57m<sup>2</sup>** | Total Square: **249m<sup>2</sup>**

Floorplan drawings are for illustration purposes only. All measurements are approximate.  
Details intended to be relied upon should be independently verified.