

**18 Rawlings Circuit, Evanston, SA, 5116**



**House For Sale**

Thursday, 24 October 2024

**18 Rawlings Circuit, Evanston, SA, 5116**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Tony Minopoulos

0882840055

## 2016 STYLISH 4-BEDROOM VILLA HOME

ALFRESCO ENTERTAINING AREA / 375m2

PERFECT INVESTMENT / FIRST HOME / RETIREES

Tony Minopoulos and the award winning team at Ray White Craigmore are proud to present this 2016 villa home.

To make an offer on this property please use the link below;

<https://docs.google.com/forms/d/e/1FAIpQLSegHdu605zLAaSAb1ioPJnO4P1b45p3LeZQPcXYcWFwxokhWQ/viewform>

Features include:

- \* 4 bedrooms, 2 bathrooms, 1 living area, 2 car spaces
- \* Main bedroom with ensuite & WIR
- \* Bedrooms 2, 3 & 4 all with BIR's and ceiling fans
- \* Deluxe kitchen with stainless steel appliances, gas hot plate, electric oven, dishwasher provision and pantry cupboard
- \* Spacious open plan dining/living area
- \* R/C split system A/C
- \* Quality window treatments & light fittings
- \* Neutral carpets to dining/living and all bedrooms
- \* Main central bathroom with vanity, bath & shower
- \* Separate toilet
- \* Hallway linen cupboard
- \* NBN internet
- \* Neutral décor throughout
- \* Large laundry
- \* Instant HWS
- \* Single garage with auto roller door
- \* Alfresco entertaining area
- \* 1,000 litre poly rainwater tank
- \* Concreted driveway and paths around home
- \* Currently tenanted at \$395 per week until February 2025
- \* Rental potential \$530 - \$550 per week
- \* Council rates \$1,800 per year
- \* SA Water \$160 per quarter
- \* 375m2 allotment
- \* Front & rear low maintenance gardens

Truly a well presented 4-bedroom villa home set amongst other modern homes. Close to local parks, schools, shopping centre, bus route and Northern Expressway.

All genuine offers welcome.