

22 Evans Crescent, Evanston Gardens, SA, 5116



House For Sale

Wednesday, 13 November 2024

22 Evans Crescent, Evanston Gardens, SA, 5116

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Ryan Smith

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Contemporary Comfort and Style in Evanston Gardens

****Please note: At vendors request we will not be holding any private viewings before the first open inspection on the 16th of November at 11:00am. Thank you for your understanding.****

22 Evans Crescent is a stylish, modern family home nestled in the serene community of Evanston Gardens, exuding outstanding street appeal. Built in 2021, this three-bedroom, two-bathroom property spans approximately 336m² and is designed to offer both comfort and convenience.

The bedrooms are well-appointed, with all three carpeted for added warmth and comfort. The master suite, positioned at the front of the home, offers a private retreat complete with a walk-in robe and ensuite, creating a space of luxury and privacy. Bedrooms two and three each include built-in wardrobes, ensuring ample storage and a streamlined look that keeps living spaces clutter-free.

A key feature of the home is its versatile three-way main bathroom, thoughtfully designed to enhance both flow and functionality. This space includes a large built-in vanity, a relaxing bathtub, and a separate shower, catering perfectly to family routines and visiting guests alike.

At the heart of the home is the open-plan living area; a spacious, light-filled environment perfect for family gatherings and entertaining. Floating floors add both style and durability, unifying the space seamlessly. Adjacent to the living area, the kitchen is well-appointed with abundant bench space and a breakfast bar that invites casual dining. High-quality fixtures include a double sink with a dual mixer tap, an Artusi dishwasher, a Midea oven, and a four-burner cooktop, making cooking and entertaining both efficient and enjoyable.

The outdoor space continues to impress, featuring a double garage with convenient drive-through access to the rear yard as well as internal access to the home. The backyard offers a large grassy area ideal for children or pets to play, along with a paved entertaining space perfect for al fresco dining and weekend barbecues.

Year-round comfort is ensured with zoned, Rinnai ducted evaporative heating and cooling, allowing for tailored climate control throughout the home. This feature ensures that every corner of the property remains comfortable, no matter the season.

Adding to its appeal, this property is conveniently located near a range of essential amenities. Tambelin Train Station, offering easy access for commuters, while reputable schools such as Evanston Gardens Primary School and Trinity College are within easy reach, making the property ideal for families.

KEY FEATURES:

- Floating floors throughout
- Zoned Rinnai Ducted evaporative heating and cooling
- Open plan living
- Built in wardrobe to bedrooms 2 and 3
- Built in 2021
- Carpet to all bedrooms
- Double car garage with drive through access to the rear yard
- Expansive grass area with paved entertaining
- Double sink with dual mixer tap to kitchen
- Artusi dishwasher and Midea oven with additional cook top with 4 burners.
- Master bedroom features ensuite and walk in robe
- 4 Minute Walk to Tambelin Station
- 3 Minute drive to 22 Evanston Gardens Primary School
- 12 Minute drive to Trinity College

Whether you're a growing family or looking for a more manageable space without compromising on quality, this property is ready to offer you an enviable lifestyle in the heart of Evanston Gardens.

For more details please contact:

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