

23 Andreas Avenue, Evanston Gardens, SA 5116



House For Sale

Wednesday, 8 January 2025

23 Andreas Avenue, Evanston Gardens, SA 5116

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 466 m2

Type: House



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Auction - Unless Sold Prior

Step inside this stunning 2013-built Simmonds home and prepare to be impressed! Ray White Gawler is excited to present 23 Andreas Ave, Evanston Gardens, a meticulously crafted residence located on a generous 466sqm block, situated in front of the original olive orchards within the first completed stage of Orleana Waters. This home offers an ideal location, close to public transport, the Northern Expressway, quality public and private schools, local parks, walking trails and shopping amenities. Designed to perfection with modern tones, an abundance of natural light and a spacious layout ideal for families, this home is a true testament to the care and attention of the current vendors. The floor plan includes three generously sized bedrooms, with the master bedroom featuring a walk-in robe and ensuite, along with convenient external sliding door access. Bedrooms 2 and 3 come with built-in robes for added convenience. A formal living room provides the perfect retreat for unwinding at the end of the day, while the open-plan kitchen, meals and living area offer seamless indoor-outdoor flow with full alfresco sliding doors, all professionally tinted to blend the two spaces together for effortless entertaining. Not just your standard fixtures and fittings, this home is equipped with everything you could desire, including plumbed water to the fridge and freezer, a 900mm stove and cooktop, a dishwasher, a pantry and an island bench with stylish Caesarstone work surfaces and wide waterfall edges. Reverse cycle ducted heating and cooling ensures year-round comfort, while over 60 internal LED lights and fully insulated internal walls enhance the home's energy efficiency. The outdoor alfresco area is a standout, featuring a merbau deck with slidetrack screens, modern low-maintenance gardens and artificial Termiturf, perfect for outdoor living. A double electric garage with an epoxy floor provides secure parking, while the security system adds peace of mind. To top it all off, this home is equipped with an 8.8kW solar system and a Fronius 6kW inverter, capable of generating over 45kWh on a sunny day, ensuring maximum energy efficiency. Everything you could want is right here!

What we love:

- Master residence - 3 good size bedrooms
- Master with walk in robe and ensuite
- Bedrooms 2 & 3 with built in robes
- Open plan living, kitchen and meals
- Separate formal lounge room
- Ducted reverse cycle heating and cooling
- High quality fittings and fixtures
- 8.8kw Solar Power with 6kw Fronius Inverter
- Decked alfresco entertaining area with slidetrack blinds
- Established gardens
- Double garage with epoxy floors
- Security system

Specifications: Build: 2013 Land: 466m² (approx.) Council: Gawler Zone: MPN- Master Planned Neighbourhood There's no need to wait for build times or negotiate with builders on luxury finishes - this home has it all. OFFERS WILL BE CONSIDERED PRIOR TO AUCTION, so don't miss out on this wonderful home - simply pack your bags and move your family straight in - we will be waiting. For a private inspection or further information, please contact Kylie Mahoney 0488 197 330. **The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you. **Want to find out where your property sits within the market? Have one of our multi-award winning agents come out and provide you with a market update on your home or investment! Call Kylie Mahoney 0488 197 330 or click on the following link <https://raywhitegawler.com.au/agents/kylie-mahoney/76640> Ray White Gawler, Number One Real Estate Agents, Sale Agents and Property Managers in South Australia. Disclaimer: Care is taken to verify the correctness of all details used in this advertisement. However no warranty is given as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error. Ray White Gawler RLA 269656