

**54 Sunnyside Drive, Evanston Park, SA, 5116**



**House For Sale**

Sunday, 3 November 2024

54 Sunnyside Drive, Evanston Park, SA, 5116

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Matt Bunder  
0433258200

## Spacious 4-Bedroom Family Home with Park Views and Modern Comforts

Welcome to 54 Sunnyside Drive, Evanston Park - a versatile 4-bedroom residence on a generous 784m<sup>2</sup> block, perfectly situated to enjoy tranquil views over Humphrey George Reserve. With its practical layout, renovated features and ample outdoor space, this home is ideal for families seeking both comfort and convenience.

The main bedroom is designed for relaxation featuring a built-in robe and ceiling fan. Bedrooms two and three are well-sized each also fitted with built-in robes and ceiling fans for added comfort. A flexible fourth bedroom situated separately as a sleepout offers a private retreat and could easily function as a guest room, home office or teenage retreat. The home's bathroom is complemented by a separate toilet while the spacious laundry enhances functionality.

The living spaces are inviting and practical. The lounge room flows into the dining area creating a warm space for family gatherings. Adjacent to the dining area the family room opens directly to the well-appointed renovated kitchen. Featuring ample cupboard space, a walk-in pantry and modern appliances, this kitchen is designed for those who love to cook and entertain.

Year-round comfort is ensured with ducted cooling, a split system and a cozy combustion heater while solar power contributes to energy efficiency.

The outdoors at 54 Sunnyside Drive are equally impressive. The gated tastefully landscaped front yard offers privacy and curb appeal. Out back, a great-sized neat yard provides space for children to play or for weekend gardening. An oversized, automatic garage includes additional space for storage or workshop needs and connects seamlessly to a large enclosed entertaining area, perfect for hosting gatherings year-round. The backyard also features a sizeable workshop with a concrete floor ideal for hobbyists or those needing extra storage.

Positioned close to public transport, schools, shopping centres and parks, this home offers a prime location with easy access to daily essentials. The Northern Expressway is nearby ensuring a convenient route to the Adelaide CBD for those commuting.

With its spacious interiors, landscaped yards and prime location overlooking the reserve, 54 Sunnyside Drive offers a unique combination of lifestyle and convenience - a perfect opportunity to secure a home in one of Evanston Park's most appealing neighbourhoods.

### Specifications:

Land Size: 784msq (approx)

Council: Gawler

Zoning: GN - General Neighbourhood

Built: 1972

Don't miss out on this incredible opportunity to make this home yours. Contact Matt Bunder on 0433 258 200 for further information.

**\*\*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.\*\***

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