

9 Hicks Street, Evanston Gardens, SA, 5116



House For Sale

Sunday, 3 November 2024

9 Hicks Street, Evanston Gardens, SA, 5116

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House

Hi, I'm Low-Maintenance with High Appeal...

Say hello to contemporary comfort in this 2023 constructed three-bedroom home, where sleek finishes, abundant natural light, and multiple living zones come together with an inviting alfresco area to create a effortless lifestyle.

The neat, modern facade sets the tone as you step inside, where a hallway leads you into the heart of the home. Here, the open-plan kitchen, living, and dining areas combine into a spacious and welcoming hub. The kitchen features stylish cabinetry, ample storage, a tiled backsplash, and sleek stainless steel appliances, including a gas cooktop.

The adjoining dining and living areas are bathed in natural light, creating a bright and airy atmosphere. Glass sliding doors open to the outdoor space, seamlessly blending indoor and outdoor living. The well-sized yard, complete with an undercover alfresco area, overlooks a low-maintenance yard, the perfect space for relaxing outdoors.

Back inside, you'll find three generously sized bedrooms, all with plush carpeting. The master bedroom, separated at the front of the home for added privacy, offers a walk-in robe, modern ensuite, and split-system air-conditioner, creating a true retreat. The additional bedrooms feature built-in robes for convenient storage and ceiling fans.

Both bathrooms are sleek and stylish, with both vanities mirroring the finishes of the kitchen cabinetry to create a cohesive look. The main bathroom includes a built-in bath and a separate toilet for added convenience.

Completing the floor-plan is a versatile secondary living space off the hallway, offering an ideal spot for the kids or a cozy movie night.

Perfectly positioned with everything you need close by, this location offers ultimate convenience. Gawler Green is just moments away, featuring a Coles, various specialty stores, and an Aldi nearby. Families have great schooling options, including Evanston Gardens Primary School, Gawler & District College B-12, and Trinity College South. The Northern Expressway provides quick access to Adelaide's CBD, while the prestigious Barossa Valley is a short 30-minute drive, making weekend getaways easy. Plus, with a conveniently located bus stop, accessing the CBD and beyond couldn't be simpler.

Currently tenanted on a Fixed Lease until 06/04/2025 paying \$480 per week.

Check me out:

- Torrens Title home on 300 sqm* allotment
- Three spacious bedrooms with plush carpet
- Master bedroom with walk-in robe and ensuite
- Remaining bedrooms with built-in robes
- Open plan kitchen, living and meals area
- Kitchen features stylish cabinetry, ample storage, a tiled backsplash, and sleek stainless steel appliances, including a gas cooktop
- Secondary living space
- Both bathrooms are sleek and inviting with modern fixtures
- Main bathroom features a built-in bath
- Alfresco undercover area with low-maintenance yard
- Single garage with automatic roller door
- Split-system air-conditioner in living and main bedroom
- Ceiling fans to guest bedrooms
- And so much more

Specifications:

CT // 6264/340

Built // 2023

Home // 146 sqm*

Land // 300 sqm*

Council // Town of Gawler

Nearby Schools // Evanston Gardens Primary School, Munno Para Primary School, Gawler and District College B-12, Gawler Primary School

On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed.

Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

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