



**first
national**
REAL ESTATE

| Peoples' Choice RLA222770



36 Trinity Drive, **Evanston Park**



firstnationalgawler.com.au

8523 4111



READY TO MOVE IN - CONVENIENCE AT ITS FINEST!

Welcome to 36 Trinity Drive, Evanston Park...with three to four bedrooms and a great sized entertaining area and rear yard, this home is perfect for any young families, being within 30 seconds to Trinity College! If you're not a young family don't worry, suiting first home buyers, downsizers or even investors - contact agent for rent appraisal.

Upon entering the home, you are greeted with a long hallway with glass tiling, flowing straight through to the hub of the home. To the front of the property, you will find the master bedroom, which is complete with walk-in robe and access to the two-way family bathroom, whilst bedrooms two and three are located off the hallway, one with a built-in robe.

Flowing through to the large open plan kitchen, dining and living area that complete the hub of the home is the kitchen featuring, a gas cook-top, oven, plenty of bench and cupboard space and all overlooking the dining area. This all connecting out to your paved undercover entertaining area.

The low maintenance backyard is perfect to host family and friends' gatherings or watch the kids run around. A single garage with drive through access into the rear yard offers valuable drive thru-access. Other notable features include a large garden shed, evaporative cooling and gas heating.

Set in an ideal location, being within walking distance to Trinity College and the Starplex complex. The Gawler Green Shopping Centre is also just around the corner with supermarket and additional shops for your convenience.

First National Real Estate Peoples' Choice - RLA 222770

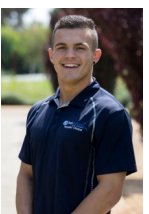
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Price: \$379,000 - \$399,000

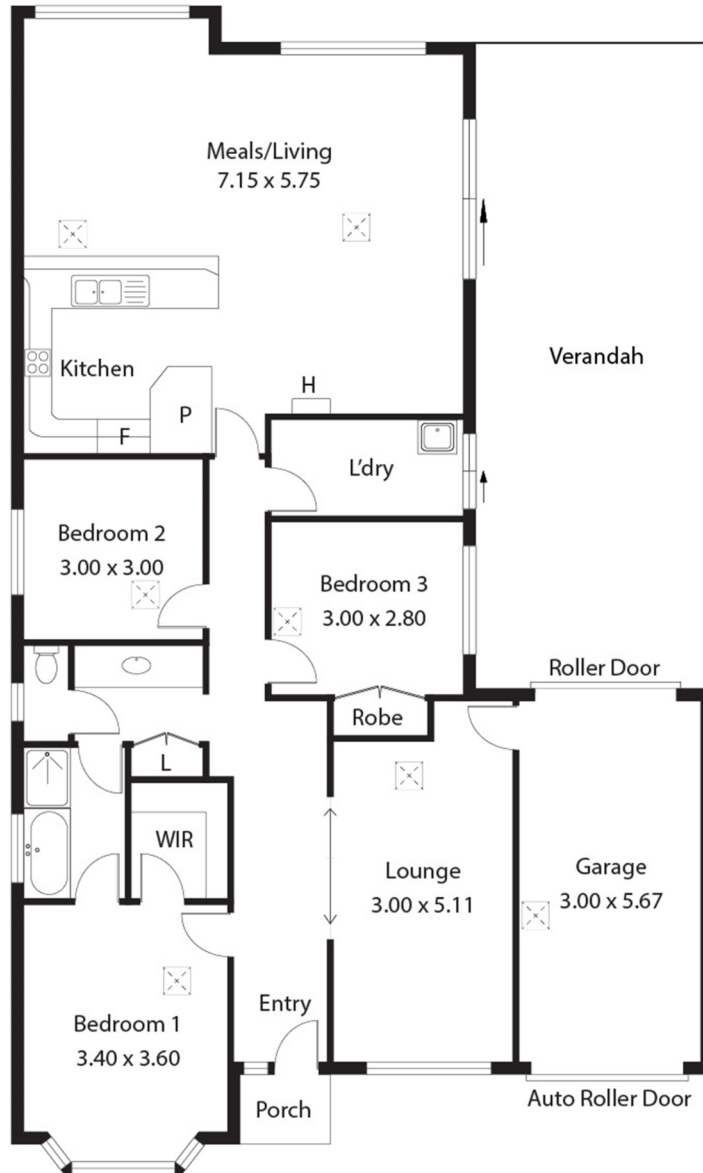
Floor Plans

36 Trinity Drive,
EVANSTON PARK

Allotment Size: 449sqm (approx)
Year Built 1999 (approx)
Council Area Town of Gawler
CT Number 5684/789



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Living: 137.22SQ.M
Garage: 17.01SQ.M
Porch: 1.73SQ.M
Shed: 5.76SQ.M

TOTAL: 161.51SQ.M

This Drawing is for illustration purposes only. All measurements
are internal and approximate. Details intended to be relied
upon should be independently verified.

This brochure & floorplan are for illustration purposes only & all measurements are approximate. Any fixtures shown may not necessarily be included in the sale contract & it is essential that any queries are directed to the agent, & any information that is intended to be relied upon should be independently verified. Neither the agent, vendor or contracted illustrators take any responsibility for any omissions, wrongful inclusion or typographical error which may occur in this brochure as it is intended as an artistic impression only. While every endeavor has been made to verify the correct details in this publication, neither the agent or the vendors accept liability for any error or omission.

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