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REAL ESTATE

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**17 Angas Avenue Evanston Park**



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**8523 4111**



## *FAMILY LIVING AT ITS FINEST - PERFECT LOCATION*

A Welcome to 17 Angas Avenue, Evanston Park. Built in 2000 this fantastic family home is set back on a spacious 648sqm allotment and is nestled within a quiet street. Within meters of the rear entry to Trinity College, walking distance to public transport, shopping precincts and more, convenience hasn't been better.

This large home has a great flexible floorplan! Comprising four large main bedrooms, three different living areas, an updated kitchen and a great entertainment area and established garden, the entire family has something to enjoy!

The home includes: Master bedroom to the front of the home with walk-in robe, large ensuite with shower, vanity, and spa bath with 3/4 wall tiling and roller shutters. The front lounge is spacious and also includes roller shutters to its front windows. A second living area which could act as a dining area, study room or something of your choice. Open planned kitchen, meals and living area surrounded by large windows allowing natural light to flood the room. An updated kitchen with soft close draws and doors includes stainless steel appliances, walk-in pantry and ample amounts of bench and cupboard space.

The remaining three bedrooms all surround the three-way main bathroom with the convenience of a separate toilet and a laundry with direct access outside.

To the exterior of the home the large gabled entertaining area with ceiling fans is screened by a fantastic garden and has drive through access from the double carport with panel lift door. The rear yard is well established with grass area and multiple storage sheds to store all your garden tools. Other features include: Evaporative Cooling, Gas heating, Split system reverse cycle heating and cooling, Ceiling fans present throughout the home, Roller shutters, Bedrooms also include built in robes.

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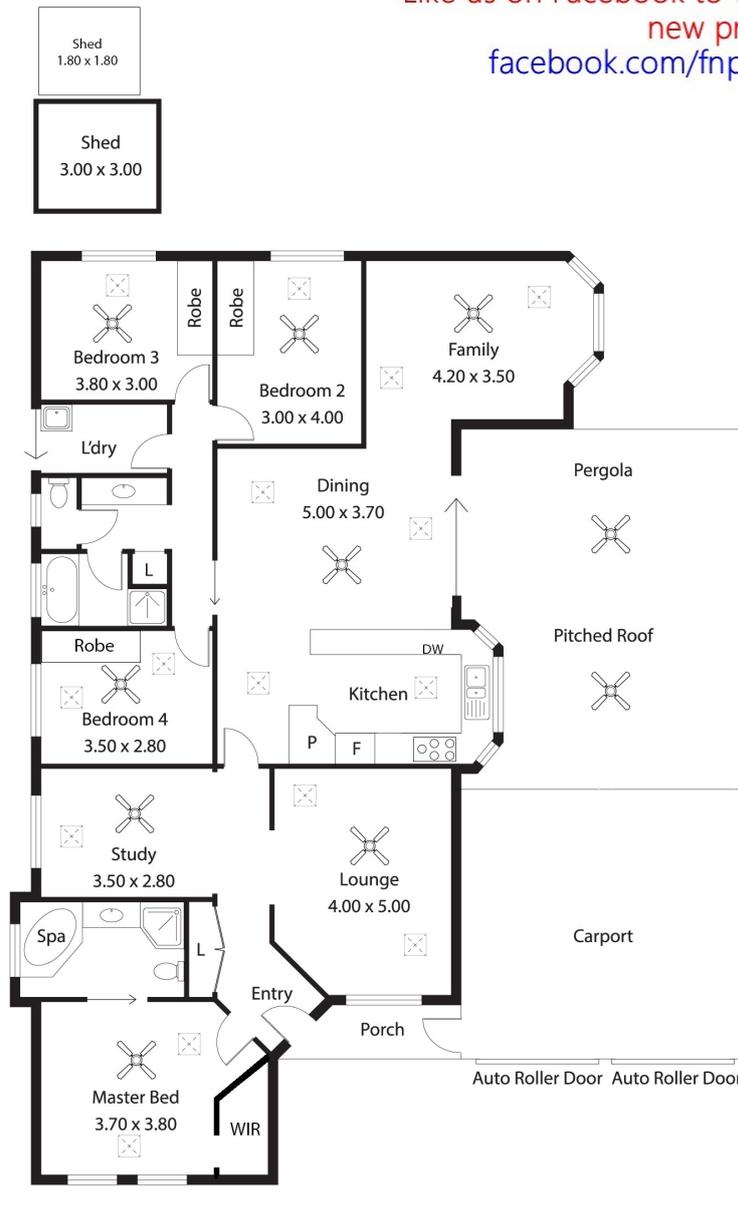


# Floor Plan

**Allotment Size:** 648sqm (Approx)  
**Year Built** 2000 (Approx)  
**Council Area** Gawler  
**CT Reference Number** 5579/71

17 Angas Avenue,  
**EVANSTON PARK**

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Living: 173.00SQ.M  
 Pergola: 45.00SQ.M  
 Carport: 33.00SQ.M  
 Porch/Shed: 15.00SQ.M  
 Pool: 15.00SQ.M

**TOTAL: 281.00SQ.M**

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

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