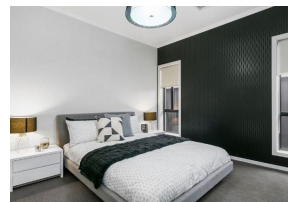
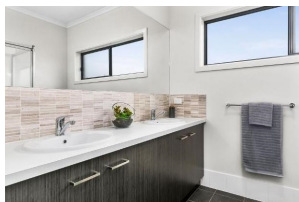




Property for Sale

Lot 31 Doudney Ave, "The Reserve", Evanston Gardens, SA



Great fixed price - perfect for first home buyers or investors

The perfect combination of country living and convenience

The Reserve offers home buyers a real sense of a close community and country living.

Public transport networks and shopping precincts are all nearby, making this the perfect place for first home buyers to call home. The school options are perfect for growing families with Trinity College, Gawler and Districts College, Immanuel Lutheran School, St Brigid's Catholic and Gawler TAFE close by.

The historic town of Gawler is only five minutes away and provides all the convenience of modern-day living, while maintaining a sense of country community. Commute to the CBD via the Northern Expressway or via train.

The picturesque landscape of the Barossa wine region is only 20 minutes away, making trips away a breeze.

3 2 1

\$285,500

House & Land Package

Fixed price, full turnkey home

First Home Buyers Grant available (subject to eligibility)

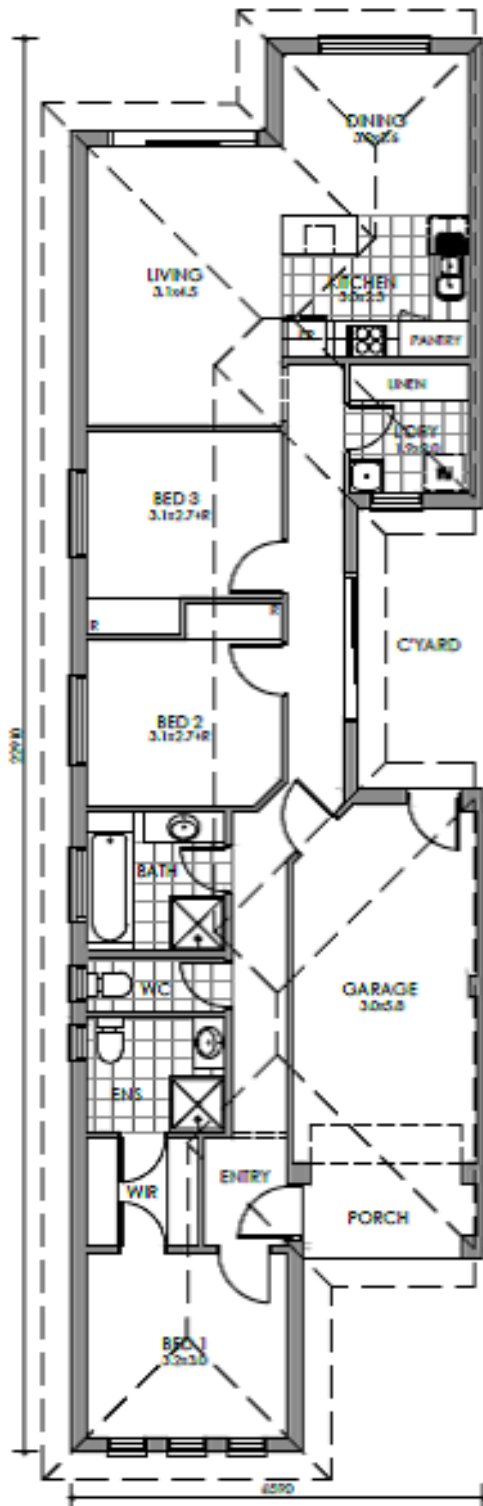
Close to shops, schools, public transport, Northern Expressway, Gawler & Barossa Valley

Estimated rental return \$280 - \$310 / week



Visit nueuVISION.com.au

FLOOR PLAN



Design Features:

This design is a 3 bedroom, 2 bathroom home. It ticks the boxes for a family home, first home buyer, or investor!

Affordable packages like this don't last long, so secure your property today!

Inclusions:

- Internal courtyard
- Light filled hallway
- Walk through robe to ensuite
- Separate WC and bath design
- Heating & cooling
- Floor coverings
- Internal blinds
- Stainless steel kitchen appliances
- Fully fenced & landscaped
- Energy certified

Property Size:

AREAS:

Living: 105.7m²
Porch: 3.4m²
Garage: 18.5m²
TOTAL HOUSE: 127.6m²

LAND SIZE: 236m²

Make an obligation-free appointment with a Nieuvision Consultant today to find out how property investment could help **create a wealthier you!**



Contact us to enquire about this property

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