OC

26 Bakewell Road,
Evandale



From the Owners - Insights & Extras

What first attracted you to this property?
The location was the main reason we chose to build here. Evandale is a hidden gem with a strong community feel, plenty of charm, and easy access to the city and surrounding lifestyle attractions. It's a place that's hard not to love once you've experienced it.

Why are you moving or selling?
This home has been a labour of love, and we're proud of what we've created here. As we move on to our next chapter, we hope the new owners come to love Evandale and this home as much as we have.

What do you believe are the major benefits of living in or owning this property?
The location is exceptional, offering easy access to the CBD, Norwood, Stepney, St Peters, shopping, cafés and public transport. The home delivers comfort, security and low-maintenance living, with spacious yet private areas ideal for both entertaining and everyday relaxation. It strikes the perfect balance of lifestyle, convenience and privacy.

Have you completed any renovations or additions?
The home is newly built, offering all the benefits of modern design and contemporary living.

Where is the electricity box located?
The eastern boundary side of the home.

Where is the hot water system located?
The eastern boundary side of the home.

Is there air–conditioning or heating installed?
Ducted reverse-cycle air conditioning with zoning for year-round comfort.

What is the parking situation?
Double garage under the main roof with secure internal access.

What are the nearest transport links?
Excellent public transport access, with bus stops nearby on Payneham Road and Portrush Road.

Where are the roof access points?
Manhole in garage.

What inclusions are to remain with the property?
The standard inclusions of built-in furniture, fixed floor coverings, light fittings, and window treatments are included.

Please note any other benefits or features of the property you would like to inform buyers about:
Additional features include irrigation, a rainwater tank, an undercover entertaining area, an automatic sliding gate, and fully enclosed fencing.

This information should not be relied on. Interested parties should make & rely on their own enquiries.