



**SOLD**

## FRESH, COMFORTABLE & PERFECT FOR YOU!

**\*\* This Property Will Be Auctioned Onsite at 1.30pm Sat 25th October Unless Sold Prior \*\***

Freshly painted and naturally light-filled, this 3 bedroom home has an easy, welcoming feel.

The renovated kitchen is a highlight - modern, with generous storage, and perfectly positioned overlooking the rear garden. Timber-look floors run from the meals area to the dining space, stylish and practical, while the sunken lounge offers the perfect setting for a relaxed evening in.

Evatt remains a popular and practical suburb, with three great primary schools, excellent local shops including the much-loved Herbert's mini-local, and easy bus access along Copland Drive connecting straight to the Belconnen town centre. It's a friendly, well-connected spot that makes everyday life simple - whether you're starting out or simply looking for somewhere easy to settle in.

### Summary of Features:

- Sunken Lounge, Separate Dining & Meals
- Renovated Kitchen w/ Soft-Close Doors, Dishwasher & Stone Benchtop
- Split-System Heating/Cooling to Living Room
- Timber-Look Flooring to Kitchen, Meals, Dining
- Two-Way Bathroom w/ Updated Vanity
- Built-Ins to 2 of 3 Bedrooms
- Detached Double Garage
- Under House Storage Space

Built: 1978  
Block: 798sqm (approx)  
Living: 123sqm (approx) + Garage  
EER: 0

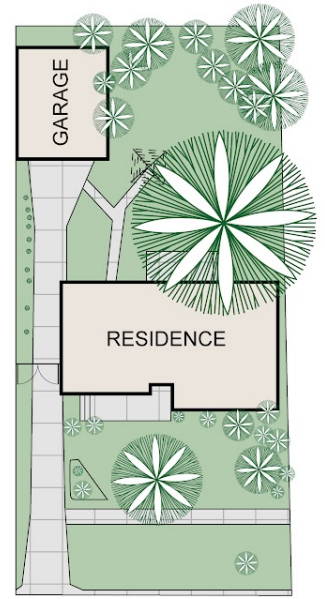
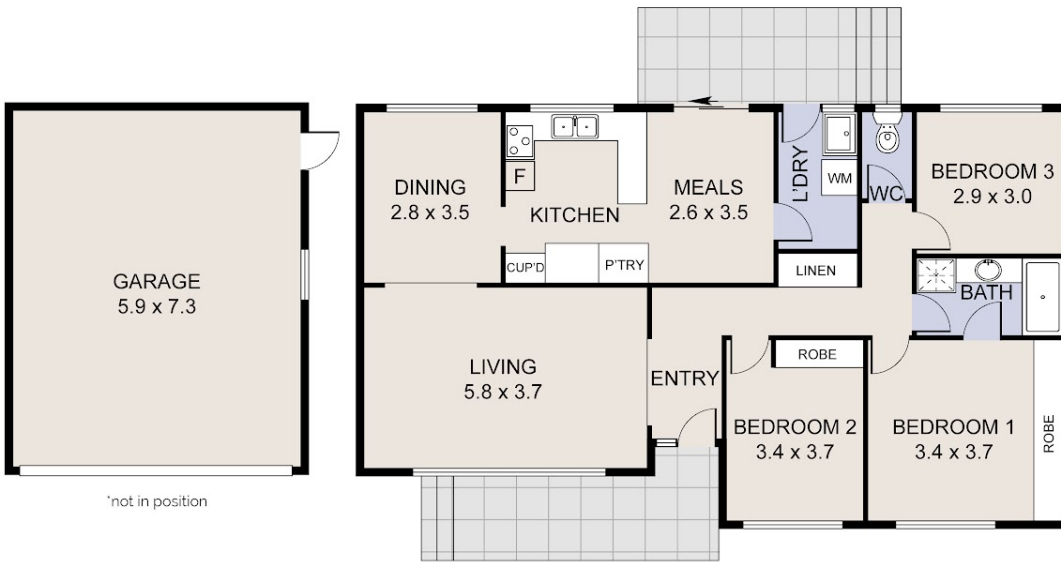
**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
**\$847,250**

**OPEN FOR INSPECTION:**  
**N/A**



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.