25 GOLLAN STREET, EVATT, ACT, 2617

FOR SALE

THREE BEDROOMS + FLAT & STUDIO!

One Home, So Many Possibilities!

This is a home that has been genuinely loved, adapted and added to over the years, and it has more up its sleeve than you might expect.

The main house offers three bedrooms, neutral interiors, and an open plan living area - but it's the extra spaces that really set it apart. You have two sunrooms, plus a multi-purpose "flat" for extended family, older children or regular guests. Then there's the separate art studio, ready for crafting, working from home or whatever hobby has taken over the spare room.

Outside, there's a meandering deck/ramp that the kids will love for playtime (but also adds practical accessibility), and rear pergola/BBQ area for long lunches and family gatherings. A circular driveway, double carport and additional tandem carport also mean there's space for the family cars, visitors, trailer and probably the project vehicle someone keeps promising to finish.

Evatt remains a popular, well-established part of Belconnen with the kind of local shops people actually use. Last minute groceries at the IGA, head to Rosie's for coffee or settle in at Herbert's for dinner and a drink after work. Families have three local primary schools to consider, while Belconnen Town Centre is only a short drive away. Evatt remains a popular, well-established part of Belconnen with plenty of everyday convenience.

This unique home promises more than you'll spot from the street, so make sure you come and explore it for yourself!

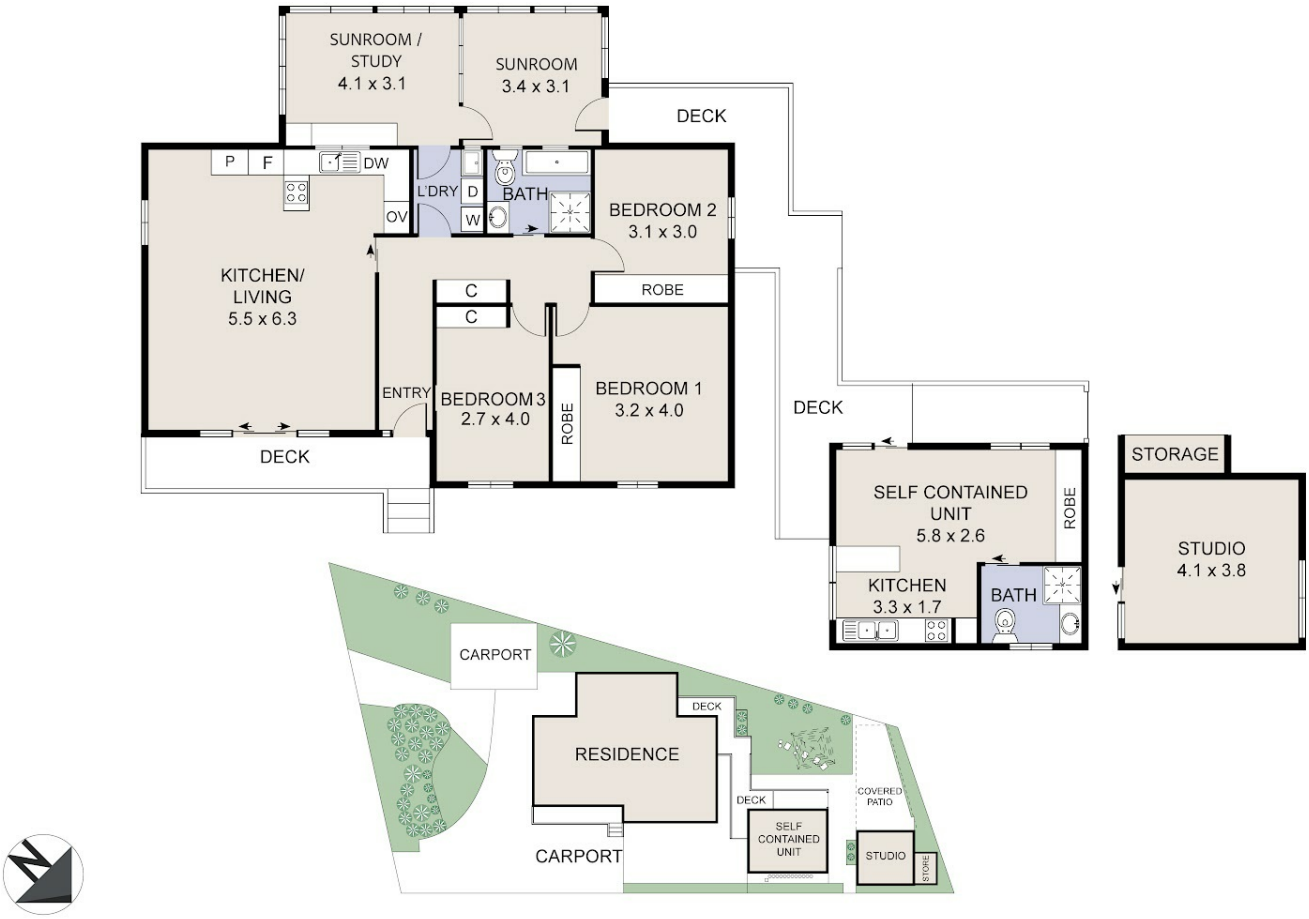
Summary of Features:
• Open Plan Living, Laminate Floors
• Split System AC + Gas Wall Heater
• Updated Kitchen w/ Dishwasher, Gas Cooking
• Updated Bathroom
• Two Sunrooms
• Multi-Purpose Room (Flat) w/ Bathroom, Kitchenette, Split System
• Art Studio & Rear Pergola
• Circular Driveway
• Double Carport + Tandem Carport

3 BED | 1 BATH | 4 CAR

PRICE:
$815,000 - $850,000

OPEN FOR INSPECTION:
Sep 12 at 12:00pm - 12:30pm

Catherine Halloran
0490045819
catherine@thepropertyagents.com.au
www.thepropertyagents.com.au



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.

Catherine Halloran
0490045819
catherine@thepropertyagents.com.au
www.thepropertyagents.com.au

Catherine Halloran
LICENSED AGENT