5 LIGERTWOOD STREET, EVATT, ACT, 2617









SOLD

THE SMARTER TOWNHOUSE ALTERNATIVE!

If you like the low-maintenance ease of townhouse living but would rather avoid body corporate fees, this one could be just what you're looking for!

Freestanding and separate title, it's been largely renovated with a modern kitchen showcasing pendant lights over the island bench, hybrid timber floors and a clever second bathroom/laundry combo making excellent use of the space. A private front courtyard is the ideal spot to gather with friends, while out the back there's a generous stretch of lawn, giving kids, pets or keen gardeners some proper room to play.

Tucked into a quiet loop street, the location works particularly well for first-home buyers, downsizers or investors. Primary and secondary schools are close by, along with a nearby bus stop, while both Evatt and Florey shops are within easy reach. Duck through the back laneway for a tree-lined stroll down by Ginninderra Creek, or keep going and make a lap of Lake Ginninderra part of your regular routine. Easy to own, easy to maintain and with all the independence of a house, this is a clever little package in a very handy part of Evatt.

Summary of Features:
• Light-Filled, Open Plan Living & Dining Area
• Modern Hybrid Timber Floors
• Renovated Kitchen w/ Dishwasher & Electric Cooking
• Ducted Gas Heating
• Evaporative Cooling
• Built-Ins + New Carpet to 2 of 3 Bedrooms
• Neutral Main Bathroom w/ Separate Renovated Toilet
• Renovated 2nd Bathroom/Laundry Combo
• Private, Landscaped Front Courtyard
• Generous Grassed Backyard w/ Deck
• Garden Shed
• Enclosed Carport w/ Auto Door & Storage Cupboard
• Quiet, Convenient Location, Close to a Range of Primary & Secondary Schools, Nearby Bus Stop & Great Local Shops

Key Figures (All Approx):
Built: 1980

3 BED | 2 BATH | 1 CAR

PRICE:
$770,000

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.

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