

1 Read Place, Evatt, ACT 2617

House For Sale

Thursday, 21 March 2024

1 Read Place, Evatt, ACT 2617

Bedrooms: 4

Bathrooms: 4

Parkings: 8

Area: 1154 m2

Type: House



Scott Isaacs

0422201027

AUCTION

Nestled on a sort after hillside position in the leafy suburb of Evatt, this architecturally designed 1979 modernist home is sited on a 1,154 sq m corner block. The home combines a wonderful mix of architectural elements; soulful spaces; indoor outdoor connections; lots of space and volume, and enjoys a wet lands setting at the base of the cul-de-sac in which it is located. Open, and flooded with light, this home is a Modernist sanctuary just 10 minutes from the heart of Belconnen town centre. Surrounded by established gardens, the in-ground pool and outside covered entertaining terrace gives this family home scale and soul. Situated at the front of an elevated corner block, the U-shaped plan includes four bedrooms, study, four bathrooms, a separate lounge room, an open-plan kitchen, dining and living room, and the latter with large scale sliding glass doors opening onto a covered entertainment area and swimming pool. Sympathetically updated, all of the homes windows and doors have been upgraded to double glazed to allow the next owners all the benefits of Canberra's varied seasons. The ground level of this home features the capacity to house 5 vehicles + workshop, as well as a separate rumpus with sauna. This space could be easily utilised as a home office with easy access to the front of the property as well as internal access via an internal staircase. The property also has a further 3 vehicle - caravan - trailer parking capacity on the southern side of the property. Bespoke interior timber joinery and detailing contribute warmth and character to a home that is both of its era and timeless. Pre-Auction considerations and private inspections are welcome. * Designed in 1979 * Built in 1981 * UCV \$829,000 * EER 2.0 Rates: \$4,081 per annum Land Tax \$7,336 per annum Living area including Garaging: Totalling 359.5 sqm A. Upper level 253.91 sqm B. Lower Level 105.10 sqm Four bedroom / 4 Bathrooms with a generous study (formal dining room) Parents wing with ensuite Electric heating and cooling and ceiling fans Doubled glazed windows and doors. Heated floors in bathroom/s Formal lounge /family room / wrap around balcony Large modern contemporary kitchen with excellent storage. Miele and Westinghouse appliances Downstairs rumpus /office/storage space with Sauna Generous parking for 5 vehicle or superb workshop space with two remotes auto doors and a third side access roller door Full entrance door with Internal access via staircase External parking behind wide gates for 3 further vehicles /trailers /boats Established generous gardens providing privacy all around the property. Stunning inground pool and spa with pool blanket and new chlorinator system Covered entertaining space for large private events / family BBQs adjacent to family friendly lawn space. Location is stunning with access to the park and wetland area at the base of Read Place and with all the walking and cycling paths at your convenience. 4.6 km to Belconnen CBD 10 km to Gungahlin 12 km to the city Excellent proximity to Schools shops parklands