

1 Willis Street, Evatt, ACT 2617



Sold House

Sunday, 8 October 2023

1 Willis Street, Evatt, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 896 m2

Type: House



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\$960,000

A unique opportunity has arrived in the fast growing suburb of Evatt with this beautifully upgraded family home which has set the standard for ultra energy efficiency in older built homes. Sitting on almost 900sqm of corner block land and originally built in 1973, the home is positioned with a North to the rear aspect and has had extensive upgrades throughout the entire home featuring custom made ThermalHEART high efficiency windows, dual roller blinds, smart programmable lights and fully insulated walls, floors and ceilings giving it a complete modernised look and feel. As you arrive at the home you are greeted by a carefully manicured front garden and lush green yard boasting beautiful plant life with 180 degrees of landscaped hedges giving great privacy and space to utilise. Your large double car garage has high oversized ceilings which also provides great space for vehicles and overall storage. Walking up onto the front landing and into the home, you'll appreciate the amount of natural light that fills all the rooms. There are two living areas which open up into the dedicated dining space conveniently following into the kitchen. The dining/kitchen flooring is beautiful polished timber and the remainder of the home with pure wool carpet. The renovated kitchen is a large open plan layout with stone benchtops, vast amounts of preparation space & storage and upgraded BOSCH appliances featuring induction cooktop, oven, rangehood and dishwasher. The three bedrooms all have BIRs, fantastic natural light and are all of larger than standard size. There are two bathrooms with the main having upgraded features and storage. The second being the ensuite which is off the main bedroom. Back out to dining/kitchen area, you have the huge triple glazed glass stacker sliders that open up the room and flows beautifully out to the rear North facing deck space. The deck space is fully covered and provides a secondary dining area and perfect for entertaining or simply relaxing. The rear backyard mimics the front with the manicured gardens and landscaping continuing and is great for kids play area or pets to run around. Location-wise you are spoilt with great schooling options down the road in St Monicas & Copeland College, local shops and cafes only minutes walk away, local transport nearby and a short drive to the centre of both Belconnen and Gungahlin. * High growth suburb and layout* Fully renovated and upgraded* Ultra high energy efficiency = EER 5.5* Expanded open plan living/lounge areas* Three bedrooms all with BIRs and great size* Two bathrooms with ensuite in main bedroom* Renovated open plan kitchen with stone bench tops, great storage and upgraded BOSCH appliances - Induction cook top, oven, rangehood and dishwasher* Polished timber floors in kitchen and dining area* Pure wool carpet through living, lounge, hallway and bedrooms* Upgraded programmable lighting* Custom made ThermalHEART solar aluminium windows + sound lamination (eq: Triple Glazed Glass)* Insulation - floorings, walls, ceilings* Ducted gas heating + evaporative cooling* Double car garage with high ceilings and storage* Manicured front + rear gardens and yard space all equipped with irrigation* Great location with school options, shops, cafes and local transport minutes away Year Built - 1973 EER - 5.5 Block Size - 896sqm Living Size - 156sqm Rates: \$2,923pa (approx.) UCV: \$547,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.