

10 Badenoch Crescent, Evatt, ACT 2617



House For Sale

Wednesday, 28 February 2024

10 Badenoch Crescent, Evatt, ACT 2617

Bedrooms: 3

Bathrooms: 1

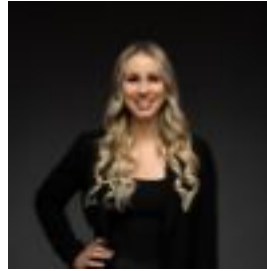
Parkings: 3

Area: 711 m2

Type: House



Tom Wiggins
0468771763



Jaimy Butler
0411957736

Auction 16/03/24

What you see: Sunday morning coffee, lounging on the northerly appointed rear deck, or curling up next to the fireplace with a glass of red. What we see: Nothing to do but pack your bags. See more: Thoroughly renovated and updated throughout. Kitchen featuring electric cooktop, oven, dishwasher and ample storage. Master bedroom includes built-in robe. Second bedroom includes built-in robe. Additional bedroom. Renovated bathroom features bath tub, under tile heating and heated towel rails. Separate toilet includes under tile heating. Timber flooring and carpet throughout. Window furnishings throughout. Large laundry with bench space and storage. Ducted gas heating and evaporative cooling. Ceilings fans throughout. Landscaped and manicured yards. Large double garage with workshop area. Priority enrollment area for Evatt Primary School and Melba Copland Secondary School. Within a 3 minute drive to Evatt Shops. Within a 1 minute walk to the Evatt Oval. Within a 9 minute walk to Evatt Primary School. Within a 6 minute drive to Melba Copland Secondary School. Within a 6 minute drive to Kaleen Plaza. Within a 7 minute drive to Belconnen Town Centre. Within a 18 minute drive to Canberra CBD. Total house area: 166m². Living: 106m². Garage: 36m². Carport: 24m². Block: 711m². Built: 1974. EER: 1.5. Rates: \$2,846 p.a. Land tax: \$4,672 p.a. Rental appraisal: \$600 - \$650 p.w. Disclaimer: Please note the property will not be marked under offer and inspections will not cease until the exchange of contracts has taken place. The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.