

11 Hatfield Street, Evatt, ACT 2617



House For Sale

Friday, 19 January 2024

11 Hatfield Street, Evatt, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 824 m2

Type: House



Peta Barrett
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Kat Briggs
0499041044

AUCTION

Presented beautifully throughout, this impressive three bedroom ensuite home could be just what you've been waiting for. Set in a lovely leafy street, the design is spacious and the home has been tastefully renovated and styled throughout. There is nothing further to do other than move in. Offering large separate lounge and dining rooms plus an additional family room, there is plenty of space for the family to grow into. The large kitchen has been renovated in recent years and has ample cupboard and storage space, stone benchtops and is well appointed with stainless appliances. All three bedrooms are a great size, are light filled and have built in wardrobes, and both bathrooms have been newly renovated. Quality features such as floating floors, ducted gas heating and reverse cycle air conditioning complete the package. Outdoors there is a great covered entertaining area and the large yard is filled with lovely established fruit trees and the perfect garden beds to fill with flowers or plant a thriving vegetable patch. Car accommodation is also well considered with an enclosed carport with remote door, additional secure off street parking and an oversized garage to fit at least two cars and a large workshop space. Located within an easy distance of great local shopping and some exceptional schools; Miles Franklin, St Monicas Primary and Copland College; you will find everything you need is close by. Motivated owners are keen to sell either at or prior to auction, so don't delay your inspection! * Tastefully renovated and updated throughout* Three good sized bedrooms with built in wardrobes* Main bedroom with ensuite bathroom* Light filled spacious living areas* Separate lounge, dining and family rooms* Large renovated kitchen with stone benchtops * Two modern recently renovated bathrooms* Near new ducted gas heating unit* Reverse cycle air conditioning * Covered outdoor entertaining area* Large backyard with established fruit trees * Plenty of secure off street parking* Enclosed carport with remote door and huge double garage with additional workshop space* Great location with local shopping and quality schools nearby Land Size: 824sqm Living Size: 134sqm EER: 0.5 Rates: \$2,917pa (approx.) Land tax: \$4,829pa (approx.) UCV: \$525,000 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.