

111 Owen Dixon Drive, Evatt, ACT 2617



Sold House

Thursday, 14 September 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 713 m2

Type: House



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\$835,000

Eagerly awaiting its next chapter to begin, this 4-bedroom home is nestled in the ever-popular suburb of Evatt. The location is hard to beat, fronting onto beautiful reserve space, and just a short stroll away from nearby schools, parks, sports fields, and convenient public transportation. With multiple living spaces including a lounge room and living room at the front as well as a formal dining room to the rear, there is plenty of room for everyone. The kitchen boasts electric cooking, dishwasher, ample storage space and a great view over the backyard to ensure the kids are always in sight. The main bedroom is fully equipped with a built-in robe and ensuite. The remaining 3 bedrooms, 2 also with built-in robes, are serviced by the well-appointed main bathroom and separate toilet. Externally the backyard is fully fenced making it perfect for kids to play and pets to roam. With a balcony that overlooks that yard and the view beyond, entertaining is sure to be a breeze. Additional creature comforts include ducted gas heating, a laundry with external access, and a double carport. This property offers endless possibilities and we encourage you to come and see it for yourself.

Features: New paint throughout, New carpets throughout, New curtains throughout, Multiple living areas, Light-filled lounge and living rooms, Kitchen with electric cooking, dishwasher and ample storage space, Formal dining, Master bedroom with built-in robe and ensuite, 2 additional bedrooms with built-in robes, Spacious 4th bedroom perfect for a home office or studio, Main bathroom with separate shower and bath, Separate toilet, Ducted gas heating, Laundry room with external access, Rear balcony, Spacious back yard, Double carport, Close proximity to nearby schools, parks, sports fields and public transportation.

Stats: Build: 1975, Block: 713sqm, Living: 166sqm, Carport: 38.34sqm, EER: 1.5, UV: \$520,000, Rates: \$2,669 pa, Land Tax: \$3,795 pa.

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.