

12 Sharwood Crescent, Evatt, ACT 2617



Sold House

Saturday, 12 August 2023

12 Sharwood Crescent, Evatt, ACT 2617

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 843 m2

Type: House



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\$830,000

Discover the perfect blend of contemporary living and timeless charm in this thoughtfully updated 4-bedroom gem. Step inside to find a beautifully renovated interior that exudes elegance and comfort. The kitchen is a chef's delight, boasting an abundance of storage and featuring top-of-the-line appliances, including a Bosch Pyrolytic Oven, Westinghouse Induction Cooktop, Bosch Dishwasher, Bosch Integrated Rangehood and Electrolux front load washing machine. Prepare meals effortlessly while enjoying the bright and airy atmosphere that fills the entire home. Each of the four bedrooms has been carefully designed with new carpet and mirror built-in robes, providing ample storage and a touch of sophistication. The bright and light-filled bathroom, complete with a separate toilet, ensures convenience for the whole family. Your cars will find a home in the oversized 2-car lock-up garage, with additional workshop/storage space to cater to your hobbies and storage needs. Comfort assured all year round with the ducted reverse cycle system. Added energy efficiency is provided by the new R6 Earthwool batts ceiling insulation and Knauf Supafil cavity wall insulation, complemented by the solar hot water system. Step outside to the low maintenance gardens, entertain guests and create lasting memories around the fire pit, perfect for cozy gatherings under the stars. The fully enclosed Colorbond fencing in both the front and back yards provides a secure and private setting for your family to enjoy. Located in a highly sought-after area, this home is surrounded by excellent schools and close to CISAC, the University of Canberra, Belconnen Soccer Club, parks, playgrounds, and the serene Lake Ginninderra, perfect for leisurely walks and outdoor activities.* 4 bedrooms, 1 bathroom, 2 car + additional workshop/storage* Thoughtfully updated and renovated throughout* Kitchen featuring an abundance of storage and bench space with breakfast bar, Bosch Pyrolytic Oven, Westinghouse Induction Cooktop, Bosch Dishwasher and Bosch Integrated Rangehood* Laundry with ample storage and bench space and Electrolux 8.5kg front load washing machine* New carpet and mirror built in robes to all bedrooms* Bright and light-filled bathroom with separate toilet* Oversized 2-car lock up garage with automated garage doors and remotes * New concrete driveway that can accommodate 2 additional cars* Low maintenance gardens recently landscaped with mature fruit trees (citrus and pomegranate) * Entertaining area with fire pit * Fully enclosed Colorbond fencing and gates in front and back yards. * Ducted reverse cycle system * New R6 Earthwool batts ceiling insulation and Knauf Supafil cavity wall insulation * Solar Hot Water System* New guttering installed* Schooling: Miles Franklin Primary School Evatt Primary School, St Monica's Primary School, Melba Copland Secondary School and Lake Ginninderra College* Close to CISAC, University of Canberra, Belconnen Soccer Club Parks and playgrounds, Lake Ginninderra and more!* Easy access to Ginninderra Drive and only 10 minutes to Belconnen with good access to local bus routes Rates: \$610pq (approx.) Land Tax: \$887pq (approx.) 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.