

# 14 Badenoch Crescent, Evatt, ACT 2617



## House For Sale

Thursday, 8 February 2024

14 Badenoch Crescent, Evatt, ACT 2617

Bedrooms: 4

Bathrooms: 2

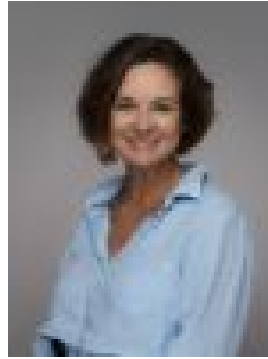
Parkings: 2

Area: 1276 m2

Type: House



Fiona Murray  
0409582102



Belinda Riding  
0437363124

## Auction

Nestled in a tranquil cul-de-sac, this charming, classic Jennings designed family home offers a serene retreat with a park-like oasis in your own backyard. Ideal for families seeking comfort & convenience, as you step into the welcoming entrance hallway, you're greeted by an inviting L-shaped living & dining area, offering two separate living spaces, providing ample room for relaxation & entertainment for the whole family. This residence boasts four spacious bedrooms, including an oversized main bedroom complete with a walk-through robe & ensuite. Three of the bedrooms have doors that seamlessly flow out onto a lovely garden room. The well-appointed kitchen, equipped with updated amenities such as a gas cooktop, microwave & dishwasher, simplifies meal preparation, ensuring family gatherings are a breeze. Recently renovated bathrooms add a touch of luxury, while evaporative cooling & gas heating ensure year-round comfort for your loved ones. The family room flows out into a fully enclosed garden room, offering the perfect spot for outdoor entertaining & enjoying the scenic surroundings all year round. This versatile space can host gatherings, barbecues, or simply provide a peaceful retreat amidst nature, seamlessly extending the indoor living area. The expansive garden creates a picturesque setting for gatherings & providing ample space for kids to play & explore. Additional features such as built-in robes in all bedrooms, a tool shed, single car garage, carport & a semi enclosed storage room at the rear of the garage cater to the practical needs of a growing family. With secure Colorbond fencing surrounding the back garden, the roof repointed & new guttering in 2023, this home offers both privacy & peace of mind. Meticulous attention to detail is evident throughout, ensuring every corner of this home has been lovingly cared for. Whether you seek a cozy, private retreat, or a space to entertain friends & family, this immaculate home is sure to impress. Don't miss the opportunity to make this home your own private sanctuary.

Features: Beautiful park-like gardens Fully enclosed garden room Entrance hallway L shaped living 2 separate living areas Family room Ceiling fans in kitchen/family & main bedroom Gas cooktop Microwave Dishwasher Double sink Main oversized main bedroom with walk thru robe & ensuite All bedrooms with built ins 3 bedrooms with doors opening onto garden room Recently renovated bathrooms Heat lamps in bathrooms Evaporative cooling Ducted gas heating Window furnishings Exterior awnings on windows Veggie garden Compost Lemon, Fig & Grapefruit trees Lilac, Dogwood & Hydrangeas Tool shed Single car garage Carport Semi enclosed storage at rear of garage Secure back garden with Colourbond fencing Roof repointed & new guttering in 2023

Essentials: Approximations Built: 1974 UV: \$545,000 (2023) Block size: 1276m<sup>2</sup> House size: 176m<sup>2</sup> Garden room: 73m<sup>2</sup> Garage: 31m<sup>2</sup> Carport: 23m<sup>2</sup> Storage: 18m<sup>2</sup> Rates: \$2,942 per annum Land tax: \$4,894 per annum (investors only) Rental estimate: \$730 - \$760 per week EER: 4