

14 Clancy Street, Evatt, ACT 2617

Sold House

Friday, 11 August 2023

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Bedrooms: 5

Bathrooms: 3

Type: House



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\$910,000

Nestled in privacy behind an established hedge is this wonderful family home. Catering to those who wish to accommodate extended family or ageing parents; this four bedroom, two bathroom family home boasts a studio conversion which further expands the capacity of the home with an additional bedroom, bathroom, living area and kitchenette. An extra wide entry hall leads to the formal lounge and dining room which feature polished timber floors; to an open plan kitchen and family room which flow seamlessly onto the covered entertaining area and low maintenance back yard. In the well equipped kitchen, you'll find all you need – including electric oven, gas cooktop plus dishwasher and ample preparation and storage space. The generously proportioned master bedroom features ensuite and built in in robe. The remaining bedrooms are practical, all with built in robes. The short list:

- Large master bedroom with ensuite and built in robe
- 3 other bedrooms with built in robes
- Separate formal lounge and dining room with polished timber floors
- Lovely family room
- Kitchen with stone stainless steel oven and gas cooktop plus dishwasher
- Updated main bathroom with separate bath and shower
- Separate toilet
- Covered rear entertaining area
- Low maintenance gardens
- Garden shed to main residence
- Ducted gas heating
- Split system cooling
- Studio with bedroom, living area, bathroom, kitchenette and its own fenced yard with garden shed (subject to approval)

Situated in the highly sought after Suburb of Evatt, adjacent a path which leads to Miles Franklin Primary as well as St. Monica's and within a short stroll of Evatt shops; this perfectly maintained family home will both entertain and delight. Register your interest today.

Other details: EER: 1 Block size: 765m² Built: 1975 UV: \$594 000 Rates: \$714 per quarter (approx.) Land tax \$1099 per quarter (approx.)

Inspections Please remember to maintain physical distancing of 1.5 metres between patrons and maintain good hand hygiene. People may be refused entry if they appear unwell.

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