

14 Kingston Street, Evatt, ACT 2617

STONE

House For Sale

Thursday, 14 March 2024

14 Kingston Street, Evatt, ACT 2617

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 811 m2

Type: House



Jess Doolan
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By Negotiation

Property to be auctioned onsite 13/04/2024 at 1:30pm with offers welcome prior. Nestled on a flat 811sqm block with a 24m frontage and long northern boundary, in the RZ2 redevelopment zone, this fantastic property offers an opportunity for future investment. This location boasts ultra convenience, being two blocks away from the local Evatt shops and a minutes walk to Evatt Primary School and nearby Kingston Street Playground. Just a 7-minute drive to the Belconnen mall, residents enjoy the convenience of nearby shops, restaurants, transport options, schools and other amenities. Complete with the scenic nature and walking paths around the well-established region of Evatt, this residence provides the wonderful, balanced and comfortable living that the Belconnen district has for you. Featuring an island kitchen that stands as the centrepiece of the shared areas, this space offers functionality and style with its plentiful storage and well-equipped inclusions. Complete your spacious living with the two separate living spaces at the front and centre of residence for plenty of space for everyone and every occasion, whether working, relaxation or hosting and entertainment. Ensure practicality and ease with a dedicated laundry room connecting your back door to your backyard. With its spacious layout and thoughtful design, this home provides seamless flow between indoor and outdoor living, creating a harmonious environment for easy living.

Features Overview:- Single level floorplan- Located near local Evatt Primary School, shops and parks- NBN connected with Fibre to the Node (FTTN)- EER (Energy Efficiency Rating): 1.5 Stars Sizes (Approx.)- Internal Living: 100.80 sqm- Garage: 22.32 sqm- Total residence: 123.12 sqm- Block: 811 sqm

Prices:- Rates: \$880.91 per quarter- Land Tax (Investors only): \$1,539.45 per quarter- Conservative rental estimate (unfurnished): \$620-\$650 per week

Inside:- Full of character and charm- Living area upon entry with seamless flow to outdoor entertainment- Separate dining area off the kitchen- Large kitchen with ample storage space, quality appliances- Full size laundry room with access outdoors- All bedrooms are well proportioned- Main bathroom with separate bath and shower, separate w/c

Outside:- Expansive outdoor space with three separate spaces- Two garden sheds

Make the most of everything Evatt has to offer, including the local shops, and multiple playgrounds and walking tracks. Located within the highly coveted Miles Franklin School zoning, along with a vast selection of other schools and only a short five-minute drive into Belconnen Town Centre.

Inspections: We are opening the home most Saturdays with mid-week inspections. If you would like a viewing outside of these times please email us at: jessdoolan@stonerealestate.com.au.

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