

15 Cawthorn Crescent, Evatt, ACT 2617



House For Sale

Thursday, 16 November 2023

15 Cawthorn Crescent, Evatt, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 8

Area: 157 m2

Type: House



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Contact Agent

Set on a substantial 930m² block, 15 Cawthorn Crescent offers the perfect balance of family living & room for consuming hobbies. Boasting an endless living area that flows onto an expansive entertainers deck. In addition to the enclosed double carport with remote control door there is a separate oversized rear garage that could easily house up to 6 cars & features 3-phase power making it ideal for the home handyman or mechanic. The combination inside & out ensures year-round enjoyment for everyone. Whether you're a seasoned car collector or a hobbyist, the workshop space offers abundance & is designed to inspire & facilitate your automotive passions. Outdoor entertaining is a delight - host barbeques on the large deck while friends mingle & kids &/or pets play in the vast backyard, all within view making it an ideal setting for relaxed gatherings & family fun. Beyond its impressive street appeal & wide frontage, the home opens to a spacious, open plan living & dining area well connected to the fully equipped kitchen. The modern kitchen promises many delightful family dinners & has a great connection as the true heart of the home. Featuring a gas cooktop, electric oven & ample cabinetry - the home chef will be in their element. The breakfast bar provides an additional option for meals on the go or socializing during meal preparation. A private corridor leads to its main bedroom featuring an ensuite & two other generous bedrooms complete with built-in robes offering ample space for both family & guests. The laundry features an abundance of storage & external access to top it off. Located just minutes away from Evatt Primary School, Melba Copland High School, Calvary Private Hospital, Belconnen Mall & the University of Canberra, the convenience of this location cannot be overstated. Make inspecting 15 Cawthorn Crescent a priority & discover the potential of a home that truly has it all!

Features:

- 3 Phase connection in the garage
- Gas bayonet installed for deck BBQ
- Colorbond roofing
- Solar panels installed
- Tinted windows
- Ducted gas heating
- Split system in living room
- Electric oven
- Gas cooktop
- Breakfast bar
- Colorbond fences
- Massive rear garaging

Essentials: Approximations EER: 3.5 Block: 930m² Residence: 157m² Garage: 37m² Rear Garage: 86.80m² UV: \$520,000 (2023) Rates: \$2,847 per annum Land tax: \$4,672 per annum (investors only) Rental Estimate: \$680 - \$700 per week