

15 Levine Street, Evatt, ACT 2617

TIMOTHY R^D

House For Sale

Tuesday, 12 December 2023

15 Levine Street, Evatt, ACT 2617

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 497 m2

Type: House



Tim McInnes



Annabelle McInnes
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Auction

Situated in a serene loop street, just a stone's throw from the local schools and parks, this enchanting two-bedroom home, complete with a study, represents an exceptional separate-title opportunity for those seeking the epitome of single-level living. Upon entering, you are greeted by a cosy living area that offers a splendid view of the front landscaped garden. The seamless integration of indoor and outdoor spaces is achieved through glass sliding doors, opening onto a central covered courtyard. The adjacent dining room, versatile in nature, has served as a study and offers the potential to be reimagined as a third bedroom, should one wish. The home is graced with elegant timber look flooring, lending a touch of sophistication to the inviting meals area which adjoins a beautifully renovated kitchen, replete with extensive bench and cupboard space. The well-appointed bedrooms, featuring built-in robes, are designed to delight and comfort. The main bathroom, recently updated, retains a touch of old-world charm with its meticulously chosen vanity, enhancing the overall allure of this luxurious retreat. A separate laundry, toilet and additional covered rear terrace, all add to the appeal. The road ahead... Contrary to its unassuming street facade, the property reveals a landscaped rear yard, abundant in plant life and boasting a feature greenhouse, ideal for gardening enthusiasts or pet owners. This splendid residence is rounded off with two reverse cycle heating and cooling units, ensuring year-round comfort, set against a backdrop of picturesque grounds and accompanied by a single carport with added storage. The more one reflects on the attributes of this home, the clearer it becomes that it is a truly wise and fitting choice. Quality features include... * Separate-title home * Two bedrooms, plus study (could be converted to third bedroom) * Elegant timber look flooring * Striking renovated kitchen featuring copious bench and cupboard space * Renovated bathroom offering under floor heating, a bespoke vanity, and modern bath and shower setup * Built-in robes to bedrooms * Two reverse cycle air-conditioning units * Spacious and central covered entertaining area * Covered rear terrace * Green house * Garden shed * Stunning landscaped grounds * Solar hot water * Solar panels + 10Kw battery * Single enclosed carport with storage * Located moments from local shops, parks and Miles Franklin and St. Monica's primary schools. Residence: 97.66m² (approx.) Carport & Store: 26.00m² (approx.)