

154 Copland Drive, Evatt, ACT 2617



Sold House

Monday, 14 August 2023

154 Copland Drive, Evatt, ACT 2617

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 922 m2

Type: House



Jake Battenally
0413313676



Robert Nepomuceno
0432697321

\$1,059,000

Perfectly positioned in a quiet suburb with easy access to Belconnen and the city plus ample greenspace to enjoy, this beautifully presented family home is just waiting for you to move in and unpack. With local shops, playgrounds and public transport all within easy reach, family weekends full of fun will be a breeze. Upon arriving, you are bound to be impressed with the front terrace overlooking the established gardens in the front yard that create privacy from the street. Inside the home, you will find a floorplan that flows seamlessly throughout, complete with multiple living areas and a fully equipped kitchen. The master bedroom boasts built-in robes and an ensuite whilst the 3 additional bedrooms, 1 with a built-in robe, are all serviced by the main bathroom and separate toilet. Outdoor entertaining here is sure to make you the envy of all your friends and family. The generous deck overlooks the spacious yard below where kids can play and pets can roam in a secure environment whilst you sit back, relax and enjoy the company of loved ones. Rest assured that the unpredictable Canberra weather won't put a dampener on your plans with the alternative of the enclosed sunroom with views over the beautifully manicured rear garden. Additional creature comforts include ducted gas heating and evaporative cooling, split system units installed, single and double glazed windows, Alexa integrated lights, security camera and alarm system, a well-appointed laundry, instantaneous gas hot water, a single lock-up garage and a single carport. This home must be seen to be truly appreciated so we implore you to attend our next scheduled inspection before you miss out. PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION THURSDAY, 6TH JULY - 14 WALES STREET, BELCONNEN AT 5:00PM

Features: Open-plan kitchen and family kitchen with a freestanding gas cooktop and oven, Bosch dishwasher and ample storage
Separate lounge and dining
Master bedroom with built-in robes and ensuite
2nd bedroom with built-in robe
2 additional bedrooms
Main bathroom with separate bath and shower
Separate toilet
Well-appointed laundry room
Instantaneous gas hot water
Ducted gas heating and evaporative cooling
Split system units installed
Single and double glazed windows
Solar panels
Alexa integrated lights
Security camera and alarm system
Enclosed sunroom
Spacious deck
Fully fenced backyard
Single lock up garage
Large storage room
Single carport

Stats: Build: 1973 Block: 922sqm Living: 175.28sqm Garage: 24.57sqm Store/Workshop: 14.12sqm EER: 3.5 UV: \$567,000 Rates: \$2,761 pa Land Tax: \$4,191 pa

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.