

16 Ashkanasy Crescent, Evatt, ACT 2617



House For Sale

Thursday, 29 February 2024

16 Ashkanasy Crescent, Evatt, ACT 2617

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 903 m2

Type: House



Fiona Murray
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Belinda Riding
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Auction, Saturday 23rd March

This lovely property boasts a large 903m² flat block, offering plenty of space for outdoor activities & relaxation. With hot summers in mind, entertaining will be a breeze for the kids with your very own inground pool. The outdoor covered entertaining area offers the perfect spot to host gatherings. Invite friends & family over on the weekend for a swim or just relaxing around the sparkling pool surrounded by Travertine paving. What's more, the pool cover is ingeniously concealed under the deck, keeping it hidden from view when not in use. Entertain guests in style under the covered outdoor area, with ample space for lounging & dining while enjoying the tranquil ambience of the poolside setting. After a long day's work, unwind & rejuvenate in the inviting spa, completing your relaxation retreat. After school the kids can invite their friends over for a swim. Giving you peace of mind knowing your kids are home with their friends & happy. When it comes to practicality, 16 Ashkanasy Crescent has you covered. With a 4-car garage plus storage shed, there's plenty of space for vehicles, tools & all your storage needs. There's also additional parking for another 4 vehicles (or a boat/caravan/trailer) so whether you're a car enthusiast needing space for your collection or a hobbyist with plenty of equipment, you'll find ample room here to accommodate it all. The kitchen is equipped with electric cooktop, oven & dishwasher, making meal preparation a breeze with views over the backyard, pool & beyond to the Brindabellas. The bedrooms feature built-in wardrobes for ample storage, with reverse cycle air conditioning ensuring year-round comfort, you'll stay cool in the summer & warm in winter. On chilly nights, cozy up by the wood-burning heater for added warmth & ambience. Enjoy the luxury of a newly renovated laundry, updated bathroom & a fresh coat of paint throughout this home. This home has so many features. With its proximity to the local Evatt shops with three primary schools all in walking distance, what more could your family need. The local Evatt shops is an easy 15 min walk with the popular Rosie's Café & Herberts restaurant & bar. This home offers the perfect blend of comfort, style, & convenience. Don't miss out on this incredible opportunity to make it yours!

Features: Views to Brindabellas Large flat 903m² block Freshly painted throughout Wood burning heater Electric oven Dishwasher Bedrooms with built-ins Reverse cycle air conditioning Electric cooktop Freshly renovated laundry Updated bathroom Outdoor covered entertaining area in pool area In ground pool with Travertine paving Pool cover in inserted protective well Spa Water sprinkler system Additional shed Water tank 4 car garage plus storage shed Additional parking for 4 vehicles (boat/caravan/trailer) Walk to local schools: Miles Franklin, St Monica's & Evatt Primary School Easy 15 mins walk to local shops: IGA supermarket, chemist, Post Office Herbert's Bar & Restaurant & Rosie's Coffee Shop & a great takeaway.

Essentials: Approximations Block size: 903m² House size: 124m² Garage: 58.5 m² Total: 182.5m² UV: \$525,000 (2023) Rates: \$2,914 per annum Land tax: \$4,829 per annum (investors only) Rental estimate: \$690-\$700 per week EER: 0.5