

16 Jacobs Street, Evatt, ACT 2617

home by holly

Sold House

Monday, 9 October 2023

16 Jacobs Street, Evatt, ACT 2617

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Cris O'Brien
0409308038



Jenny McReynolds
0491850701

\$742,000

#soldbycris #soldbymcreynolds \$742,000 Excellent opportunity in a superb location! There is a feeling of expanse - wide tree lined streets, a deep quiet, ample green spaces, walking tracks and ovals - that characterises life in the family friendly suburb of Evatt. This sweet ex-govie, sits pretty within a quiet loop street, bordered by parkland and surrounded by garden. It is an easy meander through green byways to the local shops and a short stroll to the local primary school. The iconic ex-govie homes are an integral part of Canberra's history. This very pleasant three-bedroom home features large picture windows and is sited at an angle on a generous block. At the heart of the house sits the renovated kitchen, living and dining areas, the sunny north-east facing and spacious living area enjoys an easy drift to the adjacent kitchen and dining. Original pine floorboards flow underfoot, and large windows create a consistent feeling of looking out upon the ever-changing moods and colours of the garden. All three of the generous sized bedrooms enjoy garden views and centre around an original family bathroom with tub and separate toilet. The bathroom is simply appointed and lends itself to an inspired update - an opportunity to play with colour, texture and self-expression. The home is privatised and enclosed by a mature hedge with a driveway on the left, ushering to a gated double carport. A garden path meanders past soft lawns, leading to a small, shaded porch with iron balustrades and front door, set within the original bevelled glass timber joinery. Located within walking distance of the local primary school, Evatt Community Playground and Bike Track and Isla Playground. It is a lovely stroll through green byways to the local Evatt shops. Spence and Melba shops are close to hand, with Mamé café, in Melba court being a local favourite. Bounded by open reserve and handy to Mt Rogers, the home is also whisper close to the bustling Belconnen precinct, with its wide-ranging offering of entertainment, shopping and dining options and the walking trails that hug the shores of Lake Ginninderra. Convenient to the AIS, GIO Stadium and the UC., the home is a mere 17 minutes to the CBD and the ANU. features..very pleasant three-bedroom home resting within established gardens on a quiet loop street. privatised by mature hedging and established trees. surrounded by green belts with civic green pathways that meander to the local Evatt shops. walking distance to several playgrounds and the local primary school. large sunny open living areas with picture windows that capture a lovely outlook. renovated kitchen that overlooks the generous meals area. three large bedrooms with leafy views. bedroom one with built-in-robe. original family bathroom with tub and separate toilet. internal laundry. linen closet. ducted gas heating. evaporative cooling. timber floors. gated double carport. two garden sheds. fully fenced, private back yard. close to the Belconnen precinct, AIS, UC and GIO Stadium. 17 minutes to the CBD by car and within close proximity to public transport EER: 1 Land Size: 746m2 approx. Rates: \$2,704 approx. per annum