

22 Kinkead Street, Evatt, ACT 2617



Sold House

Monday, 25 September 2023

22 Kinkead Street, Evatt, ACT 2617

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 826 m2

Type: House



Bree Currall
0262959911



Chloe Lindbeck
0262959911

\$850,000

Nestled on a peaceful loop street, this tranquil 3-bedroom, 1-bathroom residence is a green living paradise. With a park at the bottom of the street and just moments away from the vibrant Evatt shops. Beyond its serene location, this home is packed with eco-friendly features and thoughtful additions that make it a unique find. The property is situated on a beautiful 826SQM block that is RZ2 zoned, offering a range of possibilities. The 2-car garage has been converted into a versatile workshop and office space, ideal for creative minds or those seeking a functional workspace at home. On the NE side of the house, you'll find a greenhouse/garden shed, perfect for nurturing your green thumb and enjoying year-round gardening. Inside, the home boasts extensive insulation in the roof, underfloor, and walls, ensuring year-round comfort and energy efficiency. The bathroom was beautifully renovated in 2014, providing a modern space. Enjoy the benefits of a northerly aspect, gas heating, and solar hot water with an electric booster, keeping utility bills in check. An impressive 3kW frameless solar panel system, coupled with a Samsung 7.2kWh / 5 kW battery and inverter unit, caters to sustainable living while reducing your carbon footprint. The outdoor areas are a horticultural delight, featuring established fruit and nut trees, berry bushes, and raised vegetable beds. Native and exotic shrubs create a picturesque landscape. A partially dismantled chook run with 2 chook houses or sheds allows for the joy of raising your own chickens. There's a pergola over the outdoor area, complete with a wood heater and pond, providing a cozy spot to relax year-round. Additional outdoor perks include a pergola acting as a carport, a front verandah, storage area under the front verandah, extensive brick paving, and stone walls.* Moments to the vibrant Evatt shops with a park at the end of the street* 104SQM of internal living plus 39SQM converted garage and 30SQM carport* Quiet location, 826SQM block, RZ2 zoned, offering a range of possibilities* Extensive insulation in the roof, underfloor, and walls* 3kW frameless solar panel system coupled with a Samsung 7.2kWh / 5 kW battery and inverter unit* Gas heating & Solar hotwater* Established gardens with a range of fruit and nut trees* The 2-car garage has been converted into a versatile workshop and office space* A greenhouse/garden shed* Modern kitchen and bathroom* Lovely outdoor entertaining areas* Drip irrigation, gravity fed from the 2 x 10000 litre water tanks* Rates \$518.76 per quarter (approximately) Rates: \$2,921pa (approx.) Land Tax: \$4,838pa (approx.) UCV: \$544,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.