

24 Kinkead Street, Evatt, ACT 2617



Sold House

Monday, 14 August 2023

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Bedrooms: 4

Bathrooms: 1

Parkings: 2

Type: House

\$900,000

This recently fully and tastefully renovated home is perfect for a growing family. The home comes equipped with the bonus of a 20m² studio located in the back of the garage measuring 5.2m X 3.9m including a split R/C A/C, overhead fan, numerous data and electrical points that works perfectly as a rumpus room, man cave, teenagers retreat, home office, theatre room and/or all of the above. With development potential block "Zoned RZ2" boasting a sizable 866m² located directly opposite a reserve and only a very short stroll to the Evatt shops and Schools. An open plan kitchen with island bench, electric cooking appliances and a dishwasher leads into the Dining space an open yet partially segregated large living space. Zoned Ducted heating and cooling is a creature comfort ensuring you are kept warm in the winter and cool in the summer. The bathroom comes equipped with a bath, shower, vanity, and toilet plus also a bonus separate secondary toilet that will eliminate delays for those busy mornings getting the kids off to School. The Main Bedroom has a full wall of sliding door robes and bedrooms two and three also have built in wardrobes again on sliding door systems. A multi door Linen cupboard will certainly not leave you missing cupboard space. This home's entire electrical system has recently also been meticulously overhauled including security system with cameras added with no expenses spared. A deck and a pergola in the secure backyard will be perfect for those afternoons of entertaining Family & Friends. For the Feline lovers, the large backyard comes with a built-in Cat Enclosure with access to the house through the "secret floor door". An oversized automated (also with security feature coded touch pad to open the roller door) 6.6m X 4.3m (28m²) single garage with ample storage plus a tandem carport 6.3m X 2.7m with secure storage beyond measuring 5.9m X 2.7m and the ability for four+ cars to comfortably park on the driveway. The Owners' Favourite Part: The tasteful renovations & electrical system overhaul has had no expenses spared. The "Studio" certainly offers numerous options and versatility. Features include: - Zoned RZ2- Opposite Reserve- Hardwood Flooring- Renovated- Zoned Ducted Heating & Cooling- 5.2m X 3.9m Studio- 6.6m X 4.3m Garage- Tandem Carport (6.3m X 2.7m & 5.9m X 2.7m behind gate)- Electrical system overhauled- 2 X Toilets- Lots of Storage Particulars (all approx.):- Block Size: 833m² (Zoned RZ2)- Total of all dwellings: 218m²- Living Size: 112m²- Garage Size: 29m²- Studio Size: 21m²- Carport Size: 33m²- Deck & Pergola Size: 17m²- Portico Size: 6m²- UCV: \$567,000 (2022)- Year Built: 1972- EER: 1- Council Rates: \$2,958.00pa- Currently leased for \$700/week until 21st June 2023