

**25 McHugh Street, Evatt, ACT 2617**

home by holly

**Sold House**

Thursday, 15 February 2024

25 McHugh Street, Evatt, ACT 2617

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**



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## Contact agent

#soldbycris #soldbymcreynolds One imagines whole summers spent outdoors beneath the shady pergola. A meeting of family and friends, as pizzas slow cook the traditional way. The kids can play on the well-tended lawns, and bounties of fresh produce can be harvested from the epic vegetable gardens. This classic 70s charmer, is now a timeless and expansive family home, owing to a meticulous and contemporary reworking. Neat as a pin and nestled within shady gardens the home impresses from the get-go. A wide driveway ushers seamlessly to a stylish Vogue cantilever carport and double garage beyond. Classic red brick marries with dark trim and picture perfect peaked roofline. There is vibe. At once welcoming and tranquil, leafy and relaxed. This lovely four-bedroom home is ideally placed on a quiet loop street that flows to green spaces at both ends. It is an easy stroll to Evatt Playground and Bike Track, and not far to the endless stretches of bushland reserve that stretch from Ginninderra Creek. Light and airy open spaces harmonise together, as spotted gum hardwood floors flow underfoot and sunlight dapple's white walls. The front living area takes in the garden on two sides and shares a nice open sociability with the kitchen combined meals and dining arena. A slow combustion fireplace is a warm gathering spot on cold winter nights, and we love the vintage weeping cherry that fills the window, gifting a riot of pink blooms every Spring. Banks of crisp white cabinets meet black stone worktops in the sleek monochromatic kitchen. Subway tiling in soft grey is an elegant touch, as a central island fosters easy circulation and interaction within this warm family hub. The whole social arena informed by a wall of glazing's that frame the vivid greenery of the garden and open directly to a bespoke Italian pizza kitchen. The master bedroom is nicely sequestered at the front of the home and frames the showy pink blooms of old growth hydrangeas. There is a walk-thru-robe with timber cabinetry for hidden storage and an elegant ensuite bathroom with a nice note of recycled timber from Thor's Hammer. A peaceful second bedroom sits adjacent and welcomes lovely garden light via signature awning windows. Two vast bedrooms are housed at the opposing end of the home, adjacent to a second renovated family bathroom - all sleek black and white with concordant rich timber. The inviting twin bedrooms are epic spaces, large enough to accommodate a number of configurations. Think teen retreat-come living area, bedroom combined office or elegant dressing room. Think alternative master with adjacent nursery. The possibilities are endlessly flexible, movable and adaptable, easily accommodating the changing needs of a growing family. Spinach, capsicum, rhubarb, mint, and corn thrive beside an orchard of mixed citrus. Garden beds team with a mix of olive, fig, wild lavender, daisies, protea and old man banksia as established shady trees look every bit at home in the private garden oasis. Evatt is a family friendly suburb famous for its lovely country vibes, deep quiet, ample green spaces, walking tracks, ovals and surrounding reserve. The home is close to the local Evatt and Spence shops, a variety of schools and the Belconnen precinct, with its wide-ranging offering of entertainment, shopping and dining options, including the new Fresh Food Markets. Convenient to the AIS, Bruce Stadium, the UC and Lake Ginninderra, the home is a mere 15 minutes to the CBD and the ANU. features..beautifully renovated four-bedroom home in popular Evatt. wonderful combo of old and new. lovely quiet street and peaceful established gardens. two living areas and two bathrooms. spotted gum hardwood timber floors. front living area with garden views on two sides and slow combustion fireplace. open plan kitchen, dining and family room. newly renovated kitchen with banks of storage including double pantry, stone countertops, Miele dishwasher, Bosch wall oven, DeLonghi gas hob and rangehood. master suite with walk-through-robe and ensuite with recycled timber vanity top from Thor's Hammer .second bedroom with built-in-robe. third bedroom combined sitting room with banks of built-in-cabinetry. fourth bedroom combined office or dressing room with built-in-storage. renovated family bathroom with tub, vanity counter from Thor's Hammer. internal laundry with direct garden access. ducted cooling and ducted gas heating .ceiling fans. four separate linen/storage cupboards. pergola covered alfresco area with Italian pizza oven and custom brick alcove benches. cantilevered Vogue 3 car carport and double garage. established gardens with soft buffalo lawn, citrus orchard and mix of proteas, banksia, yellow daisy, wild lavender, hydrangeas and olive trees. extensive vegetable garden with raised beds. surrounded by green spaces, reserves and playgrounds, close to Evatt, Miles Franklin and St Monica's Primary Schools .handy to the local Evatt shops and not far from the bustling Belconnen Precinct. 15 mins to the CBD by car EER: 1 Land size: 805m2 (approx) UV: \$544,000 Rates: \$2,921 (approx) Living area: 185m2 (approx) Year built -1975 (approx)