

**27 Cutlack Street, Evatt, ACT 2617**



**House For Sale**

Thursday, 11 January 2024

27 Cutlack Street, Evatt, ACT 2617

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 844 m2**

**Type: House**



Phyllis Tidmarsh

0439795369

## Auction 03/02/2024

**\*\*Please note this property will go to auction on Saturday, 3rd February 2024 as part of our Summer Showcase Event held at the Hyatt Hotel Canberra. The event will begin at 9am and a more indicative time for this particular auction will be provided closer to the date.\*\***Situated at the end of a peaceful and tightly held loop street, this delightful residence offers a unique retreat in a highly sought-after location. The property boasts a northerly aspect to the front, welcoming abundant natural light into its inviting living and dining spaces. With four bedrooms, three adorned with built-in robes, and a master bedroom featuring a walk-through robe and ensuite, this home is thoughtfully designed for comfortable family living. Recently refreshed with new carpet and quality window treatments, the interiors exude a sense of modern elegance, complemented by a freshly painted aesthetic. The heart of the home revolves around an open-plan kitchen and family room, creating a warm and communal space. The kitchen has been rejuvenated with modern amenities, including a new dishwasher and ceramic cooktop. A slow combustion fireplace, with heating flued throughout the home, ensures a cosy ambiance during colder seasons. With an updated main bathroom, a separate study or fourth bedroom, and a laundry, this home is not only aesthetically pleasing but also functionally designed. Further enhancing the appeal, the property offers practical features such as a double carport and a sizable 5 x 2 sqm shed, providing ample storage options. The backyard is enclosed, offering an ideal play area for children and pets to frolic. Established gardens contribute to the property's charm, featuring productive fruit trees, including peach, fig, loganberries, and raspberries. Beyond the peaceful confines of the property, residents will relish the convenience of living within close proximity to the local Evatt shops, Evatt Primary School, ovals, and playgrounds. The proximity to the Belconnen Town Centre and Lake Ginninderra adds to the allure, offering plenty of recreational and lifestyle amenities for the whole family. At a glance:- Positioned at the end of a peaceful and tightly held loop street- Northerly aspect to the front of the home- Four bedrooms; three with built in robes- Abundant natural light into the living and dining room- New carpet and quality window treatments throughout- Freshly painted throughout- Open plan kitchen and family room- Refreshed kitchen with new dishwasher & ceramic cooktop- Master bedroom with walk through robe and ensuite- Bedroom four/study- Updated main bathroom in 2020 with separate shower- Updated separate toilet- Renovated separate laundry with outdoor access- Slow combustion heater- Double carport- Large 5 x 2 sqm shed- Ready for immediate occupation- Enclosed backyard - ideal for kids and pets- Established gardens with productive fruit trees including peach, fig, loganberries and raspberries- Close proximity to Belconnen Town Centre and Lake Ginninderra Stats: Home size: 155 sqm Block size: 844 sqm UV: \$544,000 (2023) EER: 1.0 Year built: 1974 Rates: \$2,920 pa Land Tax if rented: \$4,838 pa