

# 3 Hatfield Street, Evatt, ACT 2617

## House For Sale

Wednesday, 17 January 2024

**Mick Barlow**  
PROPERTY

3 Hatfield Street, Evatt, ACT 2617

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 809 m2**

**Type: House**



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**\$860,000**

Presenting this recently renovated quality three bedroom home situated on a lovely quiet street in Evatt in a family friendly neighbourhood. Occupying a large block in a very sort after location within Evatt, this home is an exciting opportunity for couples, young families or investors. The home is easy care and low maintenance inside and out, and presents the ideal opportunity to secure a lovely residence in a great neighbourhood. Refreshed so you can move in and not do a thing, this beautiful three bedroom house has a generous, efficient floor plan that includes an open plan light filled living and dining area with easy flow to the kitchen. You will appreciate the spacious, functional kitchen and extra setting area, giving it a fabulous family feel that has wonderful views of the large well maintained backyard and allows easy flow for entertaining onto the back patio. Enjoy this large outdoor space with well-established trees providing shade, privacy and peaceful living. A separate lockable area is available for pets for when guests are being entertained (if needed). The location is perfect for families with two great primary schools within easy and safe walking distance with both the Evatt shops and schools accessible via the green pathway area. The home is handy to the dynamic Belconnen precinct for all your shopping, dining, and entertainment experiences. Convenient access to AIS, Bruce Stadium, Calvary Hospital, and the University of Canberra, and only a 17-minute commute to Canberra's CBD. Features: • Large open plan main living and dining room that is light and bright • Three bedrooms, all with built in wardrobes • Modern main bathroom with bathtub and separate shower • Separate toilet • Brand new carpet • Ducted heating plus reverse cycle air conditioning • Patio area for entertaining in large backyard • Low maintenance sunny backyard with established shrubs and trees • Garden Shed • New insulation and electrical fuse box • Large carport for 2 cars • Walking distance to schools and public transport, with local shops, Westfield Belconnen, and popular restaurants and cafes just a short drive away • Direct access to cycle paths green areas