

3 McHugh Street, Evatt, ACT 2617

House For Sale

Thursday, 4 April 2024



3 McHugh Street, Evatt, ACT 2617

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 833 m2

Type: House



Trenton Morrissey

Auction Sunday 28/04/2024, 11am On Site

Nestled on a large 833m² parcel of land, this extended spacious split-level residence offers versatile living options and refreshed gardens located in a prime location. Constructed with quality craftsmanship and updated throughout, the home showcases 3.2m high ceilings to the extension and high vaulted ceilings to the original home. The 89m² extension showcases a substantial open plan living area, brand new kitchen and grand master bedroom, enormous walk in robe and stylish ensuite. The generous kitchen features 40mm stone waterfall benchtops with quality appliances and a butler's pantry with beach wood timber top creates a working area and ample storage options. Three bedrooms are segregated to the front of the home with an upgraded bathroom. The flexible floor plan creates separate living areas for a growing family providing room to relax on a day-to-day basis or entertain in style for special occasions. French doors open onto the refreshed garden showcasing freshly laid turf balanced by pathways, retaining walls, stone gardens and paved areas. A brand new long driveway and a double lock up garage completes the home allowing multiple off road parking options, secured by electric gates. You will appreciate the brilliant extension, tasteful updates, freshly painted interior, solar system with 31 panels, split system heating and cooling as well as beautifully kept durable flooring. Be quick and place this home at the top of your inspection list! Property features include:

- Freshly painted
- Extension of 89m² with total living 194m² plus garage
- Segregated living areas
- Substantial kitchen with large breakfast island and ample bench space, 40mm stone benchtops, quality appliances including 600mm induction cooktop, oven, rangehood, integrated dishwasher and microwave
- Generous butler's pantry with beach wood benchtop and built in cabinetry
- Spacious master bedroom with a generous walk in robe featuring custom cabinetry and new ensuite with freestanding bath and floor to ceiling wall tiling
- Three additional bedrooms
- Updated main bathroom with floor to ceiling tiling, separate shower and bath
- Separate WC
- Separate laundry with ample storage and bench space
- Split system air conditioning and heating to family, Living and bedroom 2
- Double garage
- New driveway providing ample off street parking
- Electric gates
- Double glazing, down lights, and 3.2m high ceilings to the extension
- Vaulted ceiling to original home
- Solar system with 31 panels
- New turf and low maintenance gardens
- Electric hot water system
- NBN
- Hybrid and bamboo flooring
- Water tank
- New roof in 2021

In response to Covid-19, social distancing of 1.5m – 2m must be observed. Please practice good hygiene and refrain from entry if exhibiting any symptoms. We will collect the names + details of all attendees to allow for contact tracing if required. As a result of this, the wait time to look through may increase and we ask attendees to be prepared for a slight delay and to factor this into your open home schedule. We would ask that only essential people come with you to open homes to limit large groups. Disclaimer: The information and material contained within this marketing is for general information purposes only. Morrissey Property does not accept responsibility and disclaim all liabilities regarding any inaccuracies or errors contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.