

35 Badenoch Crescent, Evatt, ACT 2617



Sold House

Monday, 14 August 2023

35 Badenoch Crescent, Evatt, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 985 m2

Type: House

\$920,000

Introducing a charming single-level home in the desirable neighbourhood of Evatt! This delightful property boasts three spacious bedrooms, including a master with ensuite, providing ample space for comfortable living. With dual living areas, you'll have the freedom to create separate spaces for relaxation and entertainment. Providing 138m² of living, this home offers generous room proportions and a versatile layout. The property sits proudly on a large 985m² block, providing ample outdoor space for various activities. Step outside and discover an inviting inground pool, perfect for cooling off during the warmer months. Standout features of this property include the beautifully renovated kitchen and an oversized 67m² double lock-up garage, offering plenty of space for vehicles, storage, or even a workshop. Additionally, the carport provides further parking options for your convenience. The beautifully established gardens surrounding the home create a tranquil setting, offering a peaceful retreat for relaxation and enjoyment. There's plenty of room for kids to play, ensuring they have a safe and spacious environment to explore. Don't miss the opportunity to make this lovely home yours. With its desirable features, convenient location, and ample living space, it's the perfect place to create lasting memories. Contact us today to arrange a viewing and experience the charm of this Evatt gem firsthand.

Features- Block: 985m²- Living: 138m²- Garage: 67m²- Impressive three-bedroom family sanctuary in fair condition- Stylishly renovated kitchen, with quality appliances, five-burner gas cooktop- Spacious master with walk-in robe and ensuite- Remaining bedrooms all of good size, with built-in robes- Ducted gas heating with evaporative cooling- Beautiful established gardens set over a generous 985m² block- Direct access to the walking trails and bike paths of Evatt- Huge 67m² double garage with workshop and ample storage options- Fantastic home set amongst leafy surrounds- Lovely inground pool for the family to enjoy in the summer months- Ample parking options, large double covered carport for cars boats or trailers- Close proximity to schools, ovals, shops and local transport options- Close proximity to the vibrant Belconnen Westfield Shopping Centre

Cost breakdown Rates: \$982.12 p.q Land Tax (only if rented): \$1,656.78 p.q Potential rental return: \$590 - \$640 p.w

This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy so we recommend that you also conduct your own enquiries to verify the details contained herein.