

4/2 McClure Street, Evatt, ACT 2617



Townhouse For Sale

Thursday, 4 January 2024

4/2 McClure Street, Evatt, ACT 2617

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 125 m2

Type: Townhouse



Leonie Taylor
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Auction 03/02/2023

Occupying the prized northeast corner of a small boutique complex and adjacent to the Evatt Shops, this two-bedroom study residence is an exciting offering for singles and couples seeking an affordable "lock and leave" lifestyle with the potential to run a home business/office if required. Upstairs features a very generous living and dining area that opens seamlessly to a covered full-length terrace. Overlooking a leafy neighborhood, this expansive living zone makes the ideal setting for unwinding in complete privacy and comfort. Enjoy the very best of open-plan living with a central well-appointed kitchen featuring stone benchtops, double sinks, a new cooktop, and sleek modern lines throughout. With its peaceful aspect, the entire upstairs living zone of this home is ideal for relaxing in your very private haven or entertaining with friends and family on a grand scale. Downstairs boasts two well-proportioned bedrooms, both overlooking your delightful rear courtyard. The main bedroom features a large walk-in robe and private access to the bathroom. Both bedrooms feature reverse Cycle Split Systems keeping you comfortable all year round. The design of this downstairs zone makes the second room ideal for a home business with separate entry via the rear courtyard. This room offers tremendous possibilities for those wishing to run a business from home, ideal for anyone requiring a separate consulting room. This floorplan was deliberately designed for those wishing to run a small business while having a floorplan that enables segregation between business and family life. The spacious, efficient floorplan also includes a study alcove, a two-way bathroom plus a large separate laundry and loads of storage. A secure single-car park and generous storage complete this desirable offering. The location is perfect with the Evatt shops, Primary school, and transport only a few steps away. 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 and Inclusions • Two bedrooms + study • Large open-plan living area • Covered upstairs Terrace + Secure downstairs private courtyard. • Kitchen features Caesarstone benchtops, island bench with double sinks • Fisher & Paykel electric wall oven • Brand New cooktop • Westinghouse dishwasher • Living room - Toshiba r/c a/c • Bedroom one WIR + Toshiba r/c a/c • Bed two - Toshiba r/c a/c • 130 litre, electric hot water • Single basement carpark • Secured storage area • Generous public/visitor car parking options • Body Corporate: \$1,122.25 p.q • Sinking Levy: \$349.00 p.q • Block 1 Section 31 Evatt • Legal description: BELC/EVAT/31/1