

43 Heydon Crescent, Evatt, ACT 2617



Sold House

Wednesday, 13 September 2023

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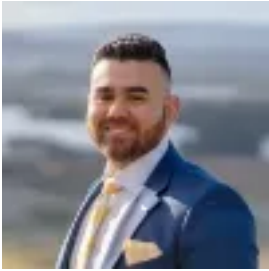
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 753 m2

Type: House



Sebastian Gutierrez
0422184992



Leonie Taylor
0401488561

\$807,500

This four-bedroom ensuite home offers a flexible floorplan and huge potential for growing families. It is a home that is sure to attract astute buyers looking to create certainty in their future by securing a spacious well build home on an RZ2 block, in a prime location. Step inside and experience the flexible floor plan that effortlessly accommodates diverse lifestyles, offering plenty of space to spread out and unwind. The practical kitchen layout makes it easy to cook homemade meals, with plenty of cupboards and bench space. The breakfast bar provides an additional option for meals on the go, or socializing during meal preparation. Enjoy the choice of multiple living spaces, providing flexibility for growing families. Comprising of a spacious L-shaped large lounge room and dining, a large family room off the kitchen, that opens through sliders to the rear yard, and a fantastic segregated rumpus room located on the lower level. This downstairs living area boasts two separate rooms which are currently used as a large rumpus and separate office space, currently used by the owners as additional income as a rented space. The downstairs area could easily be used as a 5th bedroom with a segregated teenage living area, studio, or private work from home office, giving you the flexibility to utilise this bonus area as your family requires. The home offers four generous bedrooms, the main bedroom segregated to the rear of the property boasts its own ensuite and large bank of walk-through robes. The other three bedrooms all feature built-in robes and are located up a small flight of stairs on the second floor. Perfectly serviced by the main bathroom, ideal for your children and guests. The property allows for an extensive outdoor lifestyle, with a generous flat backyard perfect for active kids or pets to play and heaps of space. Car accommodation is well provided by a double garage. 43 Heydon Crescent provides a rare chance to secure a sizable, well-designed home and further renovate to your own tastes, build your dream home or land bank for later development, the possibilities are only limited by your imagination. Enjoy the convenience of walking the children to Evatt Primary School or the local daycare centre. A short stroll to local shops with transport right at your doorstep. Build your dream home or land bank this RZ2 opportunity. If you have further questions or wish to inspect this wonderful home, please feel more than welcome to contact Sebastian Gutierrez on 0422 184 992 or Leonie Taylor on 0401 488 561. We're more than happy to help you with your journey to find the perfect home.

FEATURES:

- Central Heating and Cooling
- Lounge, Dining, Family Room + Rumpus or 5th bedroom or study - you choose!
- Enclosed Backyard
- Family Room
- RZ2 Zoning
- Bathroom with full-size bath
- Separate laundry and WC
- Double lock up car accommodation with additional storage areas
- Off-street parking options
- 20 Metres from schools, transport, shops and parkland

Extra detail:

- Built 1973
- Upper Floor: 156.26m²
- Lower Floor/Rumpus: 26.94m²
- Store/office: 11.40m²
- Garage: 42.90m²
- Block Size: 753 m²
- Unimproved Value: \$567,000 (2022)
- Rates (Residential): \$2,704 p/a