

44 Fuhrman Street, Evatt, ACT 2617

McIntyre
PROPERTY

Sold House

Friday, 25 August 2023

44 Fuhrman Street, Evatt, ACT 2617

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 753 m²

Type: House

\$885,000

Has your family outgrown your current home? If so this lovingly presented family home might be just what you're looking for. Offered for the first time in 40 years, this home boasts all the features a growing family is seeking – 4 generous bedrooms, walk through robe and ensuite to master, formal dining and lounge, family meals area adjacent to the updated kitchen. Wonderful level yard opening north to rear, ideal for family entertaining. The gardens are well established and have dedicated vegetable gardens, and a lovely mix of shrubs, flowers and trees. Your internal comfort is assured with ducted gas heating and evaporative cooling. The home has been very well maintained and your family can move in without spending another cent! Wonderfully located in the well established suburb of Evatt, in a quiet loop street within walking distance from schools, shops and transport, this home is just waiting for you and your family to write its next chapter. Features Include: • 4 great bedrooms • Ensuite to master • Updated kitchen & bathrooms • Formal and informal living • Large rear yard • Lovingly maintained • First time offered in 40 years • Wonderful established street • Ducted heating and cooling • Your family's next adventure! Outgoings & Property Information: Living size: 170 sqm Block size: 753 sqm Garage size: 20 sqm UCV: \$620,000.00 Rates: \$2,949.00 per annum Land tax (if rented): \$4,599.00 per annum Expected rent: \$800.00 per week Year Built: 1973 EER: TBA Disclaimer: While we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.