

**46 Sproule Circuit, Evatt, ACT 2617**



**House For Sale**

Thursday, 18 January 2024

**46 Sproule Circuit, Evatt, ACT 2617**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Bree Prince  
0261821802



Taylor Minchin  
0400280894

**\$799,000+**

What you see: North east facing, renovated and extended over time with multiple living areas and a back yard to be envious of. What we see: Weekend cricket and the perfect setting for the family slip and slide. See more: Renovated kitchen with quality appliances, soft close drawers, ample bench space and storage Gas cooktop Plumbed in fridge LED lighting throughout Split system heating and cooling in living area Gas fireplace Floating hybrid timber look flooring Carpeted bedrooms with built in wardrobes Extension sunroom, includes storage and reverse cycle heating and cooling Landscaped front garden Large rear backyard, spa & gazebo Pizza oven Garden shed Under house storage Detached 2 car garage with built in bar for entertaining Additional double carport 10 minute walk to Evatt Primary 10 minute walk to Evatt shops 7 minute drive to Belconnen Town Center 8 minute drive to Belconnen Westfield 17 minute drive to Canberra city Total Living (including sunroom) : 151m<sup>2</sup> Garage: 49m<sup>2</sup> Block: 876m<sup>2</sup> EER: 1.5 Rates: \$2,921 p.a Land Tax: \$4,838 p.a (approx. only applicable if rented) Rental estimate: \$480.00 - \$550.00 per week Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies 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.