

5 Dewar Place, Evatt, ACT 2617



House For Sale

Thursday, 15 February 2024

5 Dewar Place, Evatt, ACT 2617

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 780 m2

Type: House



Fiona Murray
0409582102



Belinda Riding
0437363124

Auction

This property is a blank canvas primed for your expertise & creative vision to transform it into your ideal home. Secluded & private, once home, switching off from the outside world will be easy. The kitchen boasts a free-standing 4 burner gas cooktop & electric oven, along with stone benchtops & a convenient breakfast bar. Already featuring ducted gas heating & evaporative cooling, you'll stay comfortable year-round. Enjoy the tiled open plan living & dining area, perfect for entertaining guests, that flows out onto the covered deck overlooking the backyard. Additional features include solar panels already installed so you'll enjoy reduced energy costs & environmental benefits. The well-sized laundry offers ample storage & two of the three bedrooms come with built-in wardrobes. For those with a passion for tinkering, the property includes a private detached multi-purpose room with power, double carport & a tool shed, providing space for all your projects & hobbies. Double rear gates at the back of the property opening onto a reserve provide added convenience for trailers etc. This home is bursting with potential and is ready for its transformation.

Features:

- Tiled open plan living, dining & kitchen
- Ducted gas heating
- Ducted evaporative cooling
- Free standing gas cooktop & electric oven
- Microwave nook
- Breakfast bar
- Stone benchtops
- Double sink
- Laundry with storage
- Solar - 24 panels
- 2 bedrooms with built-ins
- Pine timber flooring in bedrooms
- Entertaining covered deck
- Security mesh back door
- Spa
- Lemon trees
- Detached multi-purpose room with power
- Tool shed
- Double rear back gate opens onto reserve
- Colourbond fencing
- Private, battleaxe block

Essentials: Approximations UV: \$372,000 (2023) EER: 1 Living: 101.50m² Block size: 780m² Rates: \$2,309 per annum Land tax: \$3,418 per annum Estimated Rental Return: \$580-\$600 per week