

58 McClure Street, Evatt, ACT 2617



Sold Duplex/Semi-detached

Saturday, 24 February 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Duplex/Semi-detached



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\$835,000

With its modern and spacious interior, focus on privacy, outside spaces for relaxing, and a large garage for storage, you will have everything you need to make this your new "Home Sweet Home". The property offers a generous amount of space both inside and out, and is rather deceiving from the street, but once inside your eyes are sure to smile thanks to expansive floor plan and high level of inclusions throughout this wonderful home. The addition of a quality solar system also makes this home sustainable with low energy costs. Attention live in owners – This property makes living cool, calm & care-free and with vacant possession on offer you could be unlocking your new front door sooner than you think. Make sure to watch our detailed, walk through video it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this home, inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, just send us an email and it will be automatically sent to you. Buyers will love:

- Unique and spacious design focused on privacy and sunlight
- Two large/separate living areas
- A modern property built in 2015 with a high level of inclusions
- Available with vacant possession and flexible settlement options
- Immaculately presented and cared for by its loving, live in owners
- North facing
- Light, bright and airy
- No unapproved structures

Outside:

- Low maintenance yard with a native garden and hedge offering great privacy in the front plus an established hedge and camellias in the rear
- Room in the driveway for 3 cars
- Double remote garage with shelves, plus 2 x side doors so you can enter the home via the front door or back door. There is also a rear roller door for easy yard access with a paved area to the rear, perfect for a trailer
- Colourbond fences
- Good size yard, with lots of space for the kids and pets to play
- Gas point and power point in rear yard
- Storage shed - cream colour

Inside:

- Kitchen that boasts, 40mm stone tops with water fall edge, glass splashback, heaps of bench and cupboard space, dishwasher, soft close drawers, gas cooktop and a externally ducted rangehood
- Large bedrooms all with built in robes
- Bedroom 1 has views to black Mountain tower and the town centre plus a beautifully appointed ensuite
- Bedroom 2 has access to the balcony which offers some excellent views
- Huge main bathroom, with large shower, separate spa bath, full height tiling, great storage options and tastic
- Separate laundry with good storage plus a third toilet downstairs
- Under stairs storage that wraps around under stairs
- Built in shelves in the entry and living area
- Linen cupboard
- 2.7m high ceilings

To keep you comfortable and connected:

- Ducted reverse cycle air conditioning, electric heating, and cooling plus ceiling fans in the two living areas
- 17 solar panels, with 6.6kW = no electricity bills for most of the year and low costs in winter
- Double glazed windows throughout excluding the main bathroom and bedroom 2
- Most windows have Luxaflex duette honeycomb blinds (10k approx. in value), which are a high end blind to help with energy efficiency, plus the top/down blinds offer great privacy and versatility
- Additional block out curtain in the living room creating a perfect room for watching movies
- Water tank and pump, can be used for garden or toilets/washing machine
- Instantaneous gas hot water system

Dual Occupancy info:

- No strata manager
- Self-managed meaning no expensive strata manager fees - the only shared cost is the annual building insurance
- There is a shared main water meter, however each home has an individual consumption unit, so you only pay for what you use
- Separate driveways and entrances for added privacy
- Solid brick wall in between the neighbour plus soundproofing in the living room and main bedroom via specifically installed insulation.

The area:

- The home is located in a family friend area, close to a wide range of conveniences, schools and more including:
- Evatt shops featuring, IGA supermarket, Takeaway, Café, Bakery, Chemist, Newsagent, Hairdresser and Herberts for dinner and a beer
- Lots of paths to walk your dog or to just get outdoors including Ginninderra Creek and Mt Rogers
- Evatt Primary, Miles Franklin, St Monicas schools are within walking distance

The Numbers: (approx.)

- Block size: 404m²
- Living size: 130m²
- Garage: 39m²
- Balcony: 8m²
- Total: 177m²
- Age: 9 years (built 2015)
- Water & sewerage rates: \$670 p.a.
- General Rates: \$1,408 p.a.
- Building insurance: \$716 p.a.
- Land Tax (investors only): \$5,853 p.a.
- Rental Potential: \$730/week
- EER: 6 stars

To Help Buyers

- We advertise a guide price which your offer must exceed.
- Offers can be conditional (subject to finance/valuation) or unconditional and on a contract with a waiver of the cooling off (preferred)
- We have a solicitor pre-allocated to provide a FREE contract review and section 17 if required
- All offers are confidential & will not disclosed to other buyers for privacy purposes
- A 5% deposit is acceptable