

**64 William Webb Drive, Evatt, ACT 2617**



**Sold House**

Friday, 1 September 2023

64 William Webb Drive, Evatt, ACT 2617

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 726 m2**

**Type: House**



Bradley McDowell  
0447622702



Andrew Lonsdale  
0428486692

**\$870,000**

Step into this spacious and wonderful home nestled in the coveted suburb of Evatt - it's an absolute gem for families in search of both comfort and convenience. Boasting four generously sized bedrooms with a modern bathroom and ensuite, this home provides that much-needed breathing space for everyone to kick back and relax. As you walk through, you'll immediately notice the inviting and open plan living and dining area, designed to soak up natural light and create an atmosphere perfect for entertaining guests or simply cherishing beautiful moments with your loved ones. The contemporary kitchen comes complete with ample storage and top-notch appliances, making cooking a real pleasure as you create meals for your family to enjoy. Each of the four bedrooms has been carefully curated to bask in natural sunlight, cultivating a cozy and welcoming vibe. Outside, a spacious and private backyard awaits, just begging for summer barbecues and memorable family gatherings. Not to mention the secure parking shed and additional carport to ensure everyone's vehicles are well taken care of. Nestled in the much sought-after Evatt suburb, this home is just a quick drive from an array of amenities - think local schools, shops, all within easy reach, and a bus stop directly out front. With everything you need at your doorstep, this property is all set to make a lasting impression that feels just like home.

- Segregated living and dining rooms
- Walk-through robes to ensuite
- Ducted gas heating
- Ducted evaporative cooling
- Double-glazed windows
- North-facing flat backyard
- Additional carport
- Electric oven and cooktop
- Bosch dishwasher
- Colorbond fencing
- No unapproved structures
- Year built: 1974
- Living: 146m<sup>2</sup>
- Block: 726m<sup>2</sup>
- Rates: \$3,644pa
- Land tax (if tenanted): \$6,415pa
- EER: 2.0
- Ceiling insulation: R5