

8 McGill Street, Evatt, ACT 2617

TIMOTHY R^D

House For Sale

Saturday, 13 January 2024

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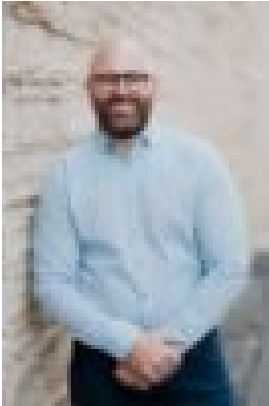
Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 734 m²

Type: House



Tim McInnes



Annabelle McInnes
0419144208

Auction

The road home...Introducing a masterpiece of modern design and comfort, this three-bedroom ensuite residence in Evatt is a testament to luxury living in one of the suburb's most sought-after areas. Perfectly positioned with stunning elevation and in close proximity to Ginninderra Creek, St. Monica's, and Miles Franklin Primary School, this home is an epitome of suburban excellence. Upon arrival, the modern facade, harmoniously embraced by lush plant life, welcomes you to a world of sophistication. The interior unfolds with elegant timber flooring that graces the sunken lounge and separate dining or study area. The heart of the home is the generously renovated kitchen, seamlessly connecting to the adjacent family room, creating an inviting open-plan living space. Step outside to experience the true splendour of this property. The tiered timber decking, a feat of architectural brilliance, offers both covered and open areas, catering to all weather conditions. The landscaped grounds are a testament to beauty, accentuated by a striking water feature and a paved section currently enjoyed as a firepit. Spacious and serene, the backyard is an idyllic setting for entertaining, promising unforgettable moments for years to come. The road ahead...Inside, the main bathroom and ensuite exude luxury, having been renovated to the highest standards. Each bedroom is thoughtfully proportioned, with the master suite boasting a walk-in robe, while the other two bedrooms feature built-in robes. The home is replete with modern comforts, including ducted reverse cycle heating and cooling, double glazed windows, an outdoor speaker system, a radiant heater on the top deck, and a double enclosed carport, enhancing its allure. This residence is not just a house; it's a lifestyle destination. Set in a prestigious, whisper-quiet street, yet conveniently close to all essential amenities, it offers an unparalleled living experience. If a home in a blue-ribbon location that revolutionises your daily life is what you seek, look no further. Embrace the opportunity to reside in one of Evatt's finest homes, where luxury, comfort, and convenience converge. Quality features include...

- Double glazed windows
- Double roller blinds in front rooms with privacy magic screens
- Black out blinds in all bedrooms
- Reverse cycling ducted heating and cooling (Panasonic)
- Bathrooms renovated in late 2021 (have underfloor heating)
- Custom built storage cupboards in entrance and laundry
- Custom designed built-in wardrobes and walk-in wardrobe
- Panel blinds to divide lounge room and office (this room has been used as a playroom, spare room, music room, office)
- Newly refurbished deck
- Radiant heater on top deck
- Roller blinds on top deck
- Outdoor speaker system in backyard
- Beautiful, landscaped grounds
- Rear shed
- Double enclosed carport
- Quiet family friendly street
- Located close to Ginninderra Creek, St. Monica's, and Miles Franklin primary school