

8 Sproule Circuit, Evatt, ACT 2617

LUTON

House For Sale

Thursday, 30 May 2024

8 Sproule Circuit, Evatt, ACT 2617

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 815 m2

Type: House



Tim and Justine Burke
0261780200



Julia Atkinson
0261780200

Auction

Nestled on a generous 815m² block, in a super convenient Evatt location, this appealing family home still shines through thanks to the clever floorplan and timeless features the original owners incorporated into their design. A property designed to enhance family living, the home is full of natural light, the rooms are spacious, there is easy indoor/outdoor interaction, and the bedrooms, all with built-in wardrobes and ceiling fans, are separated from the living rooms in an adjacent split-level area. With new carpet and freshly painted throughout, the accommodation flows around the kitchen to the lounge room which opens to a terrace overlooking the back garden. The dining or family room flows on from the lounge room to a large entrance way with plenty of space for dropping off bags and shoes, even drying the dog's paws after a wet walk. From the entrance way there is a clear perspective of the size and flow of the living rooms and meals/kitchen area, which overlooks the back garden, ideal for keeping an eye on children playing. The highly functional, upgraded kitchen is light and bright, has heaps of bench and storage space, and comes with quality fittings, including Miele oven, cook top and dishwasher. The upgraded bathroom with separate toilet is conveniently close to the bedrooms and comfortable living is assured thanks to ducted gas heating and a reverse cycle air conditioner in the lounge room. There's plenty of storage throughout, a double garage and a large back garden with a variety of garden beds, some lawn, established plants and shrubs, and two sheds. This is a wonderful opportunity to acquire an engaging property with a pedigree base to work from, if you want to add your own touches or even extend the home. Move-in ready as is, there's so much potential here in this delightful home with a large backyard, central to the Belconnen district, in a peaceful, leafy street, close to parks and schools. If it is important to you where, and how, you live, then it's important that you inspect this home. Features:- Well-planned, spacious, appealing family home- Large 815m² block with established gardens- Peaceful, leafy location- Large entranceway- Open plan living areas- Large lounge room opening to dining/family room- Small terrace off lounge room leading to back yard- Meals area and kitchen with timber-look flooring, skylight, garden outlook- Stone bench tops, double sink, plenty of storage and bench space- Miele gas cook top, oven, dishwasher, - Laundry with external access, opening to kitchen- 3 large bedrooms with built-in wardrobes, ceiling fans- Upgraded bathroom with bath and shower- Separate toilet- Skylight in hallway- Plenty of storage options - Ducted gas heating- Reverse cycle air conditioner in lounge room- 1.5kW (approx.) solar system- Double garage plus off-street parking- Two garden sheds - Established gardens providing privacy and shade- Backyard with ample space for children and pets- Close to local parks, shops, schools and bus stop- Short drive to Belconnen town centre, main transport routes - Rental appraisal of \$600 to \$650 per weekEER: 1Land Size: 815m²Living Size: 141m² (approx.)Land Rates: \$3,018 p.a (approx.)Land Value: \$570,000 (approx.)