

9 Waugh Close, Evatt, ACT 2617



Sold House

Monday, 14 August 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



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\$840,000

Welcome to your new sanctuary nestled in a quiet cul-de-sac street. Step inside to an inviting living area, warm and cosy, with plush carpet underfoot. Sunlight floods the room, highlighting its generous space, while ducted reverse cycle (heating & cooling) keeps you comfortable year-round. Flowing seamlessly through an arched wall, you enter the dining area, offering a picturesque view of the expansive yard beyond. Passing through the door, you enter the kitchen, where modern appliances elevate the cooking experience. Proceeding to the bedroom wing is where you'll find all three bedrooms which are conveniently grouped together, that can be closed off from the rest of the house. Bedrooms 1 and 2 offer three-door robes, offering hanging and shelf space. Discover a laundry with ample space and a door leading out to the pergola. The updated bathroom awaits, boasting a shower, bathtub, vanity, and a luxurious heated towel rail. A separate toilet room adds to the convenience and privacy. Step outside to find a fully enclosed and painted outdoor deck & pergola complete with drop down awnings - an enticing extension of the living area. Embrace the vast yard as it invites you with open arms, presenting a realm of boundless opportunities. Envision yourself immersing in the sun during a lively soccer match, or watching your pets playfully frolic on the verdant grass or maybe you plan on fitting in an inground swimming pool - the choice is yours! The generous and oversized garage is equipped with 32 amp power, lighting, large sink with taps (hot & cold water) plus a rear roller door that leads to a paved area - an ideal space for additional vehicles, a caravan, or a trailer. Your next chapter is calling your name & having a piece of Suburbia to call your own is right here. With vacant possession available, you could be unlocking your new front door sooner than you think! To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, please send us an email from any of the portals and note your full name and mobile number and it will be automatically sent to you.

Features overview: Single level, freestanding house
Freshly painted internally
Newly polished timber floors
30m² deck (recently stained) & pergola with drop down awnings and views to the mountains
17x Solar panels - 6.63kw
Oversized single garage with rear roller door to fit boat, caravan, etc.
Located in quiet cul-de-sac street
Easy access to local schools, walking trails and reserve

The numbers (approx): Living size: 114m² Pergola: 30m² Garage size: 45m² Block size: 804m² Land value: \$532,000 (2023) Age: 44 years. (Built 1979). General Rates: \$3,032 p.a. Land Tax (investors only): \$5,105 Rental estimate (unfurnished): \$610-\$640/wk (approx) Energy rating: 1 star with a potential of 6 stars

Inside: Large east facing living area with reverse cycle unit
Kitchen with a 4-burner electric cooktop with rangehood over, 2 x electric ovens (with grill) & dishwasher
Dining room off the living room & kitchen. Window to the rear yard
Bedroom wing can be completely shut off with swinging door
3 x bedrooms with carpet underfoot. Bedroom 1 & 2 feature 3 door robe with shelving & hanging space
Renovated main bathroom with corner shower, bath, vanity, heated towel rails, tasteful heat lamps plus window for external ventilation
Separate powder room
Laundry room which has a built-in sink & access to rear yard
Double door linen closet with shelving
Ducted reverse cycle heating & cooling
Fast internet - NBN connected - fibre to the node (FTTN)
45m² oversized garage with 32 amp power, lighting, large sink with taps (hot & cold water) plus a rear roller door to park vehicles, caravan, trailer

Outside: Fully enclosed rear yard with lush grass, providing an ideal play area for both children and pets
Electric hot water system
5kw inverter for Solar panels
Landscaped front yard offering a wonderful street appeal
Additional parking options off the road
In catchment area for Miles Franklin & a short walk to St. Monica's primary
Short walk to Ginninderra Creek

Construction: Timber bearers & joists
Brick veneer exterior walls
Timber truss roof framing
Concrete roof tiles
Timber facias and metal gutters
Aluminium window frames
Colorbond & timber fencing

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Written buyer price guides, which are updated throughout the campaign
A digital brochure with everything to consider a purchase, including the full contract and bidding strategy video (request this by email)
We refer a solicitor who can review the contract prior to auction for FREE
Same solicitor can provide a FREE Section 17 Certificate to waive your cooling off if you want to submit a pre-auction offer
Pre-auction bidding strategy meeting with auctioneer to discuss the process and establish your gameplan
Free valuation(s) for other property(s) you own to help establish your equity base
Offers prior to auction (above the published guide price) are welcome
Vacant possession on offer (no waiting for owners or tenants to find another home)
Early access prior to settlement available if you need to move in quickly (occupation licence required)
Flexible settlement options available if you have another property you want, or need, to sell or need more time to secure financing