

24 Moynihan Street, Evatt, ACT, 2617

TIMOTHY R^D

House For Sale

Wednesday, 25 September 2024

24 Moynihan Street, Evatt, ACT, 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Tim McInnes
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Annabelle McInnes
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From little things, big things grow

The road home...

The current owners have carefully attended to all the small details that turn a house into a home, allowing you to fully enjoy the rewards of their thoughtful touches.

Presenting a residence of timeless elegance and refined craftsmanship, this impeccable three-bedroom, ensuite home offers a harmonious blend of sophistication and practicality. Perfectly positioned in a coveted location, just a leisurely stroll from St. Monica's and Miles Franklin Primary School, this property is designed to embrace and enhance the family lifestyle.

Step inside and be greeted by the grandeur of soaring raked ceilings, creating an awe-inspiring atmosphere of space and light. The formal living room exudes charm and serenity, providing an exquisite setting for relaxed conversations with family and guests, while the adjacent dining area seamlessly overlooks the living space, achieving a flawless balance of form and function.

The beautifully renovated kitchen, a haven for the culinary enthusiast, features luxurious stone benchtops and premium appliances. It effortlessly connects to a second living area, ensuring the art of entertaining continues with ease and fluidity, where every moment becomes an opportunity for connection.

The master suite is a sanctuary of style and comfort, defined by its striking feature ceiling, a private ensuite, and thoughtfully designed built-in robes. The additional bedrooms are generously proportioned, each offering ample space and sharing access to a modern, beautifully appointed main bathroom.

The road ahead...

Venture outdoors to discover expansive side and rear garden spaces, designed for both relaxation and entertaining. On either side of the home, timber decking enhances outdoor living, with one side featuring a covered area perfect for alfresco dining, and the other providing a well-constructed ramp for effortless accessibility. The enchanting rear yard, framed by the majestic Brindabella Ranges, includes a lush grassed area, a wood-fired pizza oven, a productive vegetable garden, and a charming chicken coop/aviary. There's even space for a dog run and an oversized double garage, complemented by abundant off-street parking.

This home offers not only comfort but also an enviable lifestyle, moments from Ginninderra Creek, public transport, and local amenities. With ducted reverse-cycle heating and cooling (zoned), a split-system air conditioner in the master bedroom, and the convenience of a separate toilet and laundry, every detail has been considered to ensure a life of ease and elegance.

24 Moynihan Street, Evatt, is a rare opportunity to experience a residence where luxury, practicality, and location converge, offering a truly sophisticated home ready to be enjoyed by the discerning buyer.

Quality features include...

- * Raked ceiling
- * Formal living and dining area
- * Family room
- * Renovated kitchen, bathroom and ensuite
- * Ducted heating and cooling (zoned)
- * Split air-conditioning unit to main bedroom
- * Covered side entertaining deck

- * Rear yard offers view to the Brindabella Ranges, grassed area, wood-fired pizza oven, productive vegetable garden, and a charming chicken coop/aviary.
- * Automatic watering system to vegetable garden and front yard
- * Two driveways
- * Security system (5 wired cameras)
- * Double garage, plus secure off-street parking
- * Located moments from St Monica's and Mile Franklin Primary School, local shops, Ginninderra Creek and public transport.

Residence - 136m² (approx.)

Garage - 43.8m² (approx.)

Year built - 1979

EER - 2.5

Rates \$2,813 p/a (approx.)