

**30 Montagu Pl, Evatt, ACT, 2617**



**House For Sale**

Thursday, 18 July 2024

30 Montagu Pl, Evatt, ACT, 2617

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Immaculate Courtyard-Style Home

Nestled in a quiet, family-friendly cul-de-sac, 30 Montagu Place in Evatt is a beautifully maintained courtyard-style home, ideal for those seeking comfort and convenience. Freshly painted and featuring new carpets throughout, this home is powered by solar panels, keeping energy costs to a minimum.

The property boasts three bedrooms with two of the bedrooms featuring built-in robes. The functional floor plan includes a formal living space to the front of the home which has direct access to the under covered alfresco area. The modern kitchen is equipped with top-of-the-line chef's appliances, including a Bosch oven, and the bathroom has been tastefully updated. A covered courtyard offers a perfect space for year-round entertaining.

Additional features include a low-maintenance private yard with Colorbond fencing, a single garage with storage space, and a separate double garage for extra storage or a workshop. Roof and wall insulation, along with reverse cycle split system, ensuring year-round comfort.

Ideally located close to transport, schools, and just a short drive to Belconnen Mall, this immaculate property in a sought-after location is a rare find.

- \* 3 bedroom low maintenance home
- \* Freshly painted and new carpets throughout
- \* Single level living
- \* Reverse cycle split system
- \* Wall mounted heaters
- \* Single car garage, Double car shed to the rear
- \* Solar panels

Living Size: 98 sqm

Block Size: 428 sqm

Rates: \$2,643pa (approx.)

Land Tax: \$4,191pa (approx. if rented)

UCV: \$454,000 (2023)

EER: 2.0

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