

30 Montagu Place, Evatt, ACT 2617



House For Sale

Monday, 8 July 2024

30 Montagu Place, Evatt, ACT 2617

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 428 m2

Type: House



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AUCTION

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 Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.