

46 Moynihan Street, Evatt, ACT 2617



House For Sale

Saturday, 29 June 2024

46 Moynihan Street, Evatt, ACT 2617

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 914 m2

Type: House



Manuel Vlandis

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Auction - 11:00am Saturday 20th July.

Offered for genuine sale by our interstate vendors, this inviting family home will excite you with its location, presence and space. Set high up in a desirable area, you will love its North and East aspect for an open outlook and then to the South for vistas to the serene Lake Ginninderra and the Brindabella Ranges. Presented in immaculate condition, the home exudes a welcoming ambience from the moment you step inside. Its large lounge welcomes you with an attractive brick feature wall, arched windows to the east for morning sunbeams and picture windows to the north for winter warmth. The adjacent separate dining room flows seamlessly onto the outdoor terrace which together are ideal for entertaining and relaxation with your family and friends. The updated kitchen has ample bench and storage space and is uniquely complimented by a charming rustic brick arch over the stove that adds to the homely feel and desire to prepare family meals. The adjoining family room is fresh with modern flooring and overlooks the expansive yards and whilst the laundry is original it remains serviceable until you decide to renovate it. All four spacious bedrooms ensure comfort, especially the main bedroom which also includes ensuite and walk-in-robos. The main bathroom and separate toilet have updated décor for that contemporary look. Adding further to the homes appeal and your sense of modern living are newly installed double-glazed windows and sliding doors, brand new carpet and the entire home being newly painted inside and out. Outside the private enclosed yards provide plenty of room for family fun and games and the brick double garage is larger than usual. For your outdoor pleasure you will admire the lake views from the outdoor terrace. Even more, you will love the nature and surrounds of this wonderful suburb. Conveniently you have only a short drive to Belconnen Town Centre, the northside hospitals, the Canberra University, and just up the road are the local shops. Within close walking distance three different schools cater to your educational needs making it an ideal location for families. And for an invigorating start to your new day, leisurely walks to the nearby tranquil setting of Lake Ginninderra Creek Reserves will inspire & calm you. Make the most of this rare buying opportunity and embrace the lifestyle & location that awaits you in Evatt. For more information and features contact the agent, Manuel Vlandis.

Quick facts: Set high in this most beautiful suburb. Serene views to Lake Ginninderra Enjoys lots of natural light Newly painted throughout Newly installed carpets New double-glazed windows New double-glazed sliding doors. Four large bedrooms Main bedroom with walk-in-robe & ensuite. Updated kitchen with commanding outlook Homely brick arch over stove Updated bathrooms Original separate laundry Brick feature wall to lounge Separate dining room Family room with attractive flooring Ducted air-conditioning Outdoor entertaining terrace area Separate brick double garage Storage space in sub-floor area Large, enclosed yard for you to garden & play. Short walk to, - local schools - Catholic and Public - nearby playing ovals - St-Monica's Church - Ginninderra Nature reserve Close drive to local Evatt & Florey shops Short drive to Belconnen Town Centre

Key Numbers – all approximate EER: 3 Rates: \$4,044 pa. Living area: 159 m2 approx. Double Garage: 49 m2 Land size: 914 m2 approx. Year built: 1980