



17 Cutlack Street, Evatt

## Three Bedroom Family Home

Situated in the sought after suburb of Evatt, don't miss the chance to see this three bedroom, one bathroom home. Located just a short walk to Evatt shops and Evatt Primary, makes the house the ideal family home.

The house offers three generously sized bedrooms, all with built-in wardrobes. Separate living and dining, making entertaining a breeze. A spacious kitchen with gas cooktop, dishwasher and ample amounts of cupboard space.

Fully enclosed backyard with easy care gardens, single carport and garden shed.

Features include:

- Built-in wardrobes
- Gas cooking
- Reverse cycle air conditioning
- Separate living and dining
- Easy care gardens

No current EER

This property complies with the minimum ceiling insulation standard.

3 1 1

### FOR RENT

\$620 Per Week

### VIEW

Tue 17th Feb @ 4:30PM - 4:45PM

### AGENTS

Jenna Cattanach  
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### AGENCY

LJ Hooker Canberra City  
(02) 6249 7700

#### Suburb Snapshot:

It is named after Herbert Vere Evatt (1894—1965) who was a Justice of the High Court and leader of the opposition in the 1950s. The suburb was gazetted on 2 November 1972. Streets in the suburb are named after people associated with parliament, and law professionals.

Evatt has three neighbourhood ovals: Evatt Neighbourhood Oval, adjacent to Evatt Primary School; South West Evatt Oval, and St. Monica's Primary School oval. Evatt is bordered by Copland Drive, Owen Dixon Drive, William Webb Drive and Ginninderra Drive.

The first school in the area used the building of the original Ginninderra Anglican church of St Paul situated at the corner block marked by the current Copland Drive, Moynihan Street, and Sharwood Crescent (opposite the current St Monica's church and school.) The property had been established in 1861 as "Glebe Farm", consisting of 0.5ha for the church and 1ha for the larger church yard and cemetery, and the remainder totalling 81ha for the farm to support the church's upkeep. This was a donation by Charles Campbell of Duntroon to the Anglican Church, from his original Ginninderra property. The first teacher was Hugh McPhee (until 1868) and the school closed in 1874 when the Ginninderra School opened to the north near the current Barton Highway.

Evatt currently has three local primary schools: Evatt Primary School, Miles Franklin Primary School and St. Monica's Primary School.

#### Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

#### PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

#### RENTING BOOK:

[https://www.justice.act.gov.au/  
data/assets/pdf\\_file/0008/2443472/Renting-Book-May-2024.pdf](https://www.justice.act.gov.au/data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf)

EER



## MORE DETAILS

Property ID 2EYMFHK  
Property Type House  
Including Air Conditioning  
Dishwasher  
Built-in-Robes

**Jenna Cattanach 0487 128 589**

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