



## Evatt, 1 Stenhouse Close

### Standout on Stenhouse

Positioned in a peaceful cul-de-sac and just a short stroll from St. Monicas Primary School, Miles Franklin Primary School, Evatt neighbourhood oval and Evatt shops. Offering both convenience and lifestyle options aplenty.

This charming 3-bedroom home is ideal for families or first home buyers looking for comfort, convenience, and space.

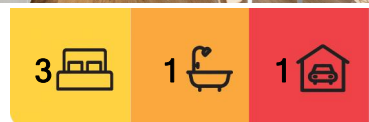
Step inside to a bright, freshly painted interior that feels like new. The open-plan kitchen and living area creates a warm, welcoming space that's perfect for both everyday living and entertaining guests.

#### Property Features:

- \* 3 well-sized bedrooms
- \* Freshly painted throughout



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Auction

**View**  
[ljhooker.com.au/HP09TF8H](http://ljhooker.com.au/HP09TF8H)

**Contact**  
**Kathy Komar**  
0455 891 351  
kkomar@ljhbelconnen.com.au  
**Harry Enright**  
0408 740 453  
harryenright@ljhbelconnen.com.au

EER ★★★★★

**LJ Hooker Belconnen**  
(02) 6251 1477

- \* Open-plan kitchen and living area
- \* Brand new carpet in all bedrooms
- \* Quiet cul-de-sac location
- \* Close to schools and local amenities
- \* Spacious backyard with loads of potential

Don't miss this opportunity to secure a move-in ready home in a family-friendly neighbourhood. Contact us today to arrange a viewing!

**Disclaimer:**

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.

## More About this Property

<b>Property ID</b>	HP09TF8H
<b>Property Type</b>	House
<b>House Size</b>	95 m2
<b>Land Area</b>	385 m2
<b>EER</b>	0.5
<b>Including</b>	Courtyard Floorboards Built-in-Robes Fully Fenced

**Kathy Komar 0455 891 351**

Sales Agent | [kkomar@ljhbelconnen.com.au](mailto:kkomar@ljhbelconnen.com.au)

**Harry Enright 0408 740 453**

Sales Agent | [harryenright@ljhbelconnen.com.au](mailto:harryenright@ljhbelconnen.com.au)

**LJ Hooker Belconnen (02) 6251 1477**

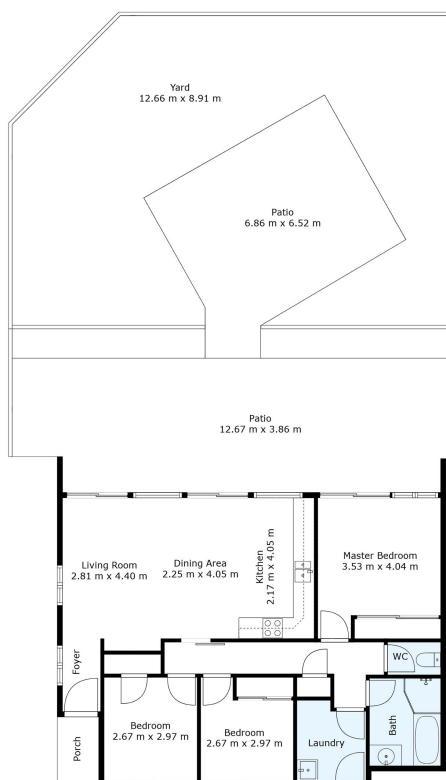
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

[belconnen.ljhooker.com.au](http://belconnen.ljhooker.com.au) | [belconnen@ljhbelconnen.com.au](mailto:belconnen@ljhbelconnen.com.au)



**LJ Hooker Belconnen**  
**(02) 6251 1477**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



## 1 Stenhouse Close, Evatt



*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*