



Evatt, 10 Callaghan Street

Calling Your Name in Callaghan

Step into this charming 4-bedroom family home with a self-contained unit, offering both comfort and functionality. Located in highly sought Callaghan Street, this property is perfect for families looking for space, convenience, and extra living options.

The master suite is a true retreat with a large main bedroom and a private ensuite, and beautiful views of Lake Ginninderra and Belconnen Town Centre.

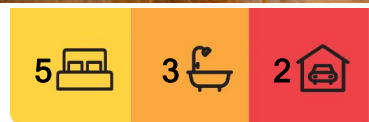
The views continue into your welcoming, well-presented lounge room, perfect for family gatherings or quiet relaxation.

The well-appointed kitchen boasts ample storage and counter space, seamlessly connected to a practical laundry area for added convenience.

A well-designed layout includes a separate toilet and a main bathroom, ideal for busy



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/HP05TF8H

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EER ★★★★★

LJ Hooker Belconnen
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families.

Enjoy year-round comfort with ducted evaporative cooling in the warmer months and ducted gas heating for those colder days.

Take advantage of the great underhouse storage, perfect for all your additional needs and belongings.

The large, well-maintained backyard provides plenty of room for children to play, pets to roam, or for entertaining guests.

Downstairs you will find a spacious self-contained unit with a generously sized bedroom and bathroom and living area, offering a private space for guests, extended family or just a quiet retreat for those times when you need some peace.

Keep your vehicles secure and enjoy additional storage space with the double garage.

Features:

- * 4 Spacious Bedrooms in the main house
- * Large master suite with ensuite, built in robe and beautiful views.
- * Spacious lounge room with views and fireplace
- * Ideally located kitchen offering plenty of storage.
- * Separate laundry recently fitted out with new cabinetry.
- * Ducted Evaporative Cooling for summer comfort
- * Ducted Gas Heating for winter warmth
- * Slow combustion fireplace, ideal for cosy winter nights.
- * Double Garage offering secure parking and additional under house storage.
- * Short distance from St Monica's Primary School.
- * Short drive to Belconnen Town Centre.

Self-Contained Unit:

- * Large Bedroom
- * Fully equipped kitchen
- * Private Bathroom
- * Spacious living area
- * 2 reverse cycle units

Disclaimer:

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More About this Property

| | |
|----------------------|----------|
| Property ID | HP05TF8H |
| Property Type | House |
| House Size | 236 m2 |
| Land Area | 803 m2 |
| EER | 1 |

Kathy Komar 0455 891 351

Sales Agent | kkomar@ljhbelconnen.com.au

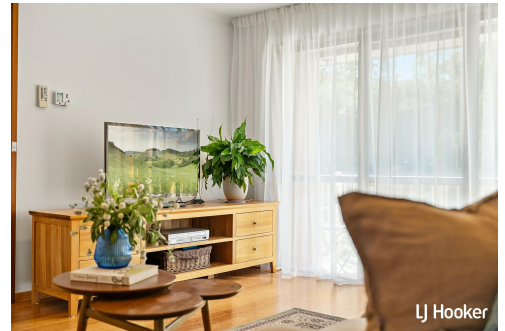
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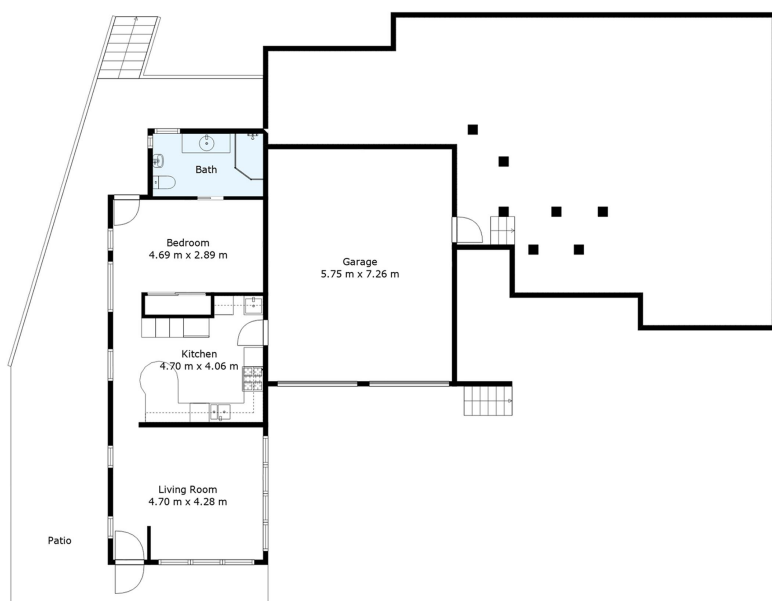
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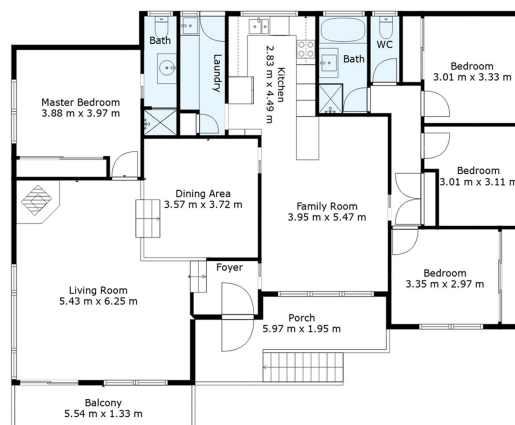
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Floor 1



Floor 2

10 Callaghan Street, 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.