



Evatt, 10 Emerton Street

Affordable Home with Ample Space & Big Potential

Auction Location: On Site

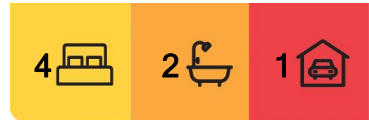
Great Opportunity in Quiet Loop Street —Endless Potential

Located in a quiet loop street, this 4-bedroom home offers an affordable entry into popular Evatt, providing a fantastic opportunity for those looking to make their mark and add value. With enormous potential, this property is perfect for first-time buyers, renovators, or investors looking for a home that can be easily upgraded to reflect personal style while benefiting from significant future growth.

The home features a sunny living area that serves as the heart of the home, offering ample space for family gatherings and day-to-day relaxation. The large lock-up garage provides secure parking or additional storage, with the bonus of a separate garage adding even more functionality and convenience. Positioned in an elevated spot, this property offers



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For Sale
AUCTION

View
ljhooker.com.au/1TYRFMF

Contact
Stephen Thompson
0418 626 254
stephen.thompson@ljhmanuka.com.au

Luzian Borst
0404 827 483
luzian.borst@ljhmanuka.com.au

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LJ Hooker Manuka
(02) 6239 5551

extra privacy and provides peaceful views of the surrounding area, creating a sense of tranquility while still being close to all amenities.

The home boasts 4 generously sized bedrooms, offering ample space for family, guests, or a home office. The master bedroom features a private ensuite, providing added convenience and comfort, while the remaining bedrooms offer plenty of room for family members, guests, or even a home office setup.

The spacious open plan living and dining area is perfect for family gatherings and day-to-day relaxation, while the kitchen, complete with ample storage, a gas cooktop, and an electric oven, offers excellent functionality. The adjacent extra dining/breakfast area further enhances the home's versatility, providing space for casual meals or additional living options. The spacious layout allows for future enhancements, whether you are looking to open the floor plan, upgrade the kitchen and bathrooms, or simply refresh the home with your own personal style.

This property sits on a good-sized block, offering ample outdoor space for gardening, children's play areas, or even future extensions or additions. The backyard is a blank canvas, ready to be transformed into your dream outdoor living area, making it an ideal space for entertaining family and friends, or for those with green thumbs to create a beautiful garden retreat.

With great potential for upgrading and renovating, this home is a fantastic opportunity to enter the market in a prime location at an affordable price. Whether you're looking for a project home to add value, or simply a place to settle into and enjoy with the option to update as you go, this property offers the flexibility to suit your needs and vision.

Set in a quiet loop street, this property offers the perfect balance of peaceful seclusion and urban connectivity. This home is still close to all essential amenities, including schools, shops, parks, and transport links, offering the perfect balance of tranquility and convenience.

Don't miss out on this exceptional opportunity to secure a home with huge potential in a fantastic location at a price that represents excellent value. Take the chance to turn this house into your ideal home and capitalize on its future growth.

Features:

- * 4 generously sized bedrooms
- * Master bedroom with ensuite
- * Open Plan living and dining with additional breakfast area
- * Kitchen with ample storage, gas cooktop and electric stove
- * Floorboards throughout
- * Quiet Loop Street
- * Large sized block
- * Affordable entry into suburb
- * Enormous potential for development
- * Elevated Position
- * Proximity to schools, shops, parks
- * Fantastic value



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Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

More About this Property

Property ID	1TYRFMF
Property Type	House
Land Area	747 m2
Including	Dishwasher Built-in-Robes Fully Fenced

Stephen Thompson 0418 626 254

Proprietor and Property Consultant | stephen.thompson@ljhmanuka.com.au

Luzian Borst 0404 827 483

Property Consultant | luzian.borst@ljhmanuka.com.au

LJ Hooker Manuka (02) 6239 5551

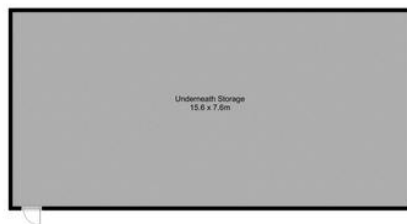
20 Bougainville Street, MANUKA ACT 2603

manuka.ljhooker.com.au | manuka@ljhmanuka.com.au



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Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

LJ Hooker

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(02) 6239 5551

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