



10 Emerton Street, Evatt

Evatt Special!

FIND.

Positioned on a quiet, family-friendly street in the heart of Evatt, this beautifully renovated home offers the perfect combination of character, comfort and modern convenience. Set on a generous 747sqm block with great street frontage and landscaped surrounds, the home immediately makes a lasting impression. Freshly painted and thoughtfully updated throughout, it presents as a move-in-ready opportunity for families seeking space, style and functionality.

LOVE.

Step inside and discover a home designed with both flow and liveability in mind. Timber-look flooring, new carpet and modern finishes create a warm and inviting interior, while the large living area forms the heart of the home, seamlessly connecting to a covered outdoor entertaining space for year-round enjoyment.

The open plan kitchen and dining area is both practical and stylish, featuring a six-burner gas cooktop and plenty of storage, making it ideal for everyday family life and entertaining. Four well-sized bedrooms provide comfortable accommodation, including a main bedroom complete with built-in robes and a private ensuite.

A full-sized laundry and well-appointed main bathroom with WC add to the home's practicality, while split system heating and cooling ensures comfort across all seasons.

4  2  1 

AUCTION

Wed 8th Apr @ 6:00PM

VIEW

Sat 28th Mar @ 1:00PM - 1:30PM

AGENTS

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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.

 **LJ Hooker**

LIVE.

The backyard offers a great balance of space and usability, ideal for children, pets or simply enjoying the outdoors.

An oversized single garage provides secure parking and additional storage, while the home's location offers convenience at every turn, just moments from Evatt shops, schools, parks and transport. Quiet, well-connected and beautifully presented, this is a home designed for easy family living.

ABOUT THE AREA

Local Transport:

Easy access to local bus routes

Convenient connection to Belconnen Town Centre and CBD

Shopping & Dining:

Evatt Shops

Kippax Fair Shopping Centre

Belconnen Town Centre

Schools:

Evatt Primary School

Miles Franklin Primary School

St Monica's Primary School

OVERVIEW

- 4 Bed | 2 Bath | 1 Car
- Main bedroom with built-in robes and ensuite
- Renovated throughout
- Timber-look flooring and new carpet throughout
- Freshly painted interiors
- Split system heating and cooling
- Full-sized laundry
- Oversized single garage
- Landscaped front and backyard

RATES / SIZE

Land Size: 747sqm approx.

Living Size: 129sqm approx.

Rates: \$3,577 p.a approx.

Land Tax: \$6,745 p.a approx.

EER: 0

Year Built: 1975

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MORE DETAILS

Property ID	2H16F9Q
Property Type	House
Land Area	747 m2

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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