



10 Gollan Street, Evatt

Family Comfort Meets Unmatched Garaging!

Perfectly positioned in one of Belconnen's most tightly held suburbs, 10 Gollan Street, Evatt presents an exceptional opportunity to secure a beautifully updated family home with a lifestyle that is simply hard to match. Set on a generous 788m² block, this impressive residence combines spacious family living, outstanding entertaining and what can only be described as a car enthusiast's dream.

Designed with families in mind, the home offers four generously sized bedrooms, including a spacious master suite complete with a walk through robe and beautifully upated ensuite. The updated family bathroom is equally impressive, finished with quality fixtures and offering both style and practicality. Large picture windows flood the expansive living area with natural light, creating a warm and welcoming atmosphere, while the dining area flows seamlessly into the updated kitchen, making everyday living and entertaining effortless.

Beyond the automatic front gate lies one of this property's true showpieces. The extraordinary garage is unlike anything you'll find in the area. Purpose built for the passionate car collector, tradesperson or hobbyist, it comfortably accommodates four to five vehicles with

4 2 4

FOR SALE
By Appointment

VIEW
By Appointment

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LJ Hooker

ease. Featuring industrial grade steel beams, an oversized garage door, dedicated workshop space, a separate storage room, a versatile side room ideal as a mancave, studio or home gym, plus a mezzanine loft providing an abundance of additional storage, this is a space that offers endless possibilities. Whether you're restoring classic cars, running a business from home or simply need room for all the toys, this remarkable garage is in a league of its own.

Step outside and discover your own private retreat. The expansive rear deck and spa create the perfect setting for year round entertaining, while the spacious backyard provides plenty of room for children and pets to enjoy. Whether you're hosting summer barbecues, celebrating special occasions with family and friends, or simply relaxing after a long day, this home has been designed to bring people together.

Located in the highly sought-after suburb of Evatt, you'll enjoy the perfect balance of peaceful suburban living and everyday convenience. Surrounded by quality schools, local shops, parks, playgrounds and walking trails, with easy access to Belconnen Town Centre, Westfield Belconnen, the University of Canberra, Calvary Hospital, the AIS, Lake Ginninderra and Canberra's major arterial roads, everything your family could need is only moments away. Renowned for its welcoming community, leafy streets and family friendly atmosphere, Evatt continues to be one of Belconnen's most desirable places to call home.

Homes offering this level of versatility, exceptional garaging and outstanding family living are incredibly rare. This is more than just a home it's a lifestyle opportunity not to be missed.

Please give Lukas Cole a call on 0432 289 618 for further information or to book a private inspection.

Features:

- Four bedrooms
- Two Bathrooms
- Four car garage + storage
- Deck with spa
- Location
- Automatic front gate
- Private with colourbond fencing
- 788m2 block

Rates: \$3,467 pa approx
Land Tax: \$6,457 pa approx
EER: 0.5

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EER 

MORE DETAILS

Property ID	2H6YF9Q
Property Type	House
House Size	788 m2
EER	0.5

Lukas Cole 0432 289 618

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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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