



## Evatt, 27 Fuhrman Street

Renovate or Dentonate!

Discover your dream home in the highly sought-after suburb of Evatt! This delightful 3-bedroom, 1-bathroom residence offers an ideal blend of comfort and convenience, perfect for families or anyone seeking a serene lifestyle. Boasting two spacious living areas, this home ensures ample space for relaxation and entertainment. The large backyard, set on an impressive 761m<sup>2</sup> block, is a paradise for children and pets, offering plenty of room to play and explore.

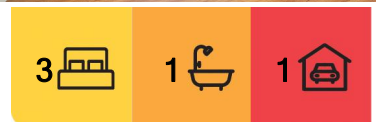
Stay comfortable year-round with two efficient split system air conditioners, including one in the master bedroom for those warm summer nights, and a cozy wall heater in the lounge room for the cooler months. The property's thoughtful layout and generous outdoor space provide endless opportunities for gardening, outdoor activities, and hosting gatherings with family and friends.

Situated in a prime location, this home is just minutes away from local schools, shops, and



**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.

**SOLD**



**For Sale**  
By Negotiation

**View**  
[ljhooker.com.au/2G3WF9Q](https://ljhooker.com.au/2G3WF9Q)

**Contact**  
**Lukas Cole**  
0432 289 618  
lukas.cole@ljhooker.com.au

**Tim Russell**  
0416 087 834  
tim.russell@ljhooker.com.au

**EER** ★★★★★

**LJ Hooker Kaleen**  
(02) 6241 1922



scenic walking trails. The convenience continues with a short 10-minute drive to the vibrant Belconnen Town Centre, where you can enjoy a wide range of dining, shopping, and entertainment options. Don't miss your chance to secure this exceptional home in Evatt, where lifestyle and location converge to create the perfect living experience.

Give Lukas Cole a call on 0432 289 618 or Tim Russell 0416 087 834 for further information or to schedule a private inspection.

**Features:**

- Two split system heating/cooling systems
- Wall heater in lounge room
- 761m2 block
- Two living areas
- Large backyard

Rates: \$3,120 pa approx

Land Tax: \$5,288 pa approx

EER: 0.0

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## More About this Property

<b>Property ID</b>	2G3WF9Q
<b>Property Type</b>	House
<b>House Size</b>	122 m <sup>2</sup>
<b>Land Area</b>	761 m <sup>2</sup>

**Lukas Cole 0432 289 618**

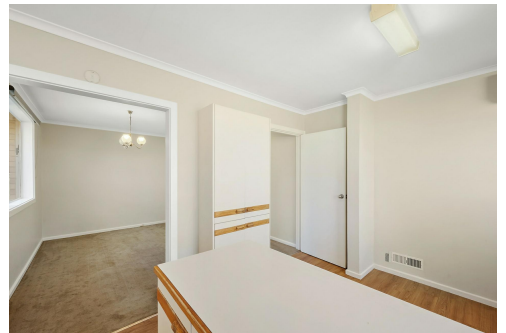
Licensed Agent | [lukas.cole@ljhooker.com.au](mailto:lukas.cole@ljhooker.com.au)

**Tim Russell 0416 087 834**

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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.

27 Fuhrman Street, Evatt

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