



29 Kingston Street, Evatt




Live In, Rent Out, Spread Out!

Welcome to an exceptional opportunity in the heart of Evatt, ACT - a truly versatile home that suits a wide range of lifestyles and investment goals. Whether you're searching for your first home, a smart investment with rental potential, or a property that offers space and flexibility for multi-generational living, this 4-bedroom, 3-bathroom residence ticks every box.

Step inside and be greeted by a beautifully appointed upper level featuring three generous bedrooms with built-in wardrobes. The master suite is a standout - extra large in size and complete with a private ensuite for daily comfort and convenience. The main bathroom is equally impressive, well maintained and spacious, ready to cater to family life.

At the heart of the home is the updated kitchen - a stylish and functional space perfect for preparing delicious meals and entertaining guests. With seamless flow from the kitchen and dining area to a lovely, large deck, indoor/outdoor living is effortless. Multiple living areas throughout the home allow for private spaces for everyone while large windows flood the interiors with beautiful natural light.

Downstairs, discover a self-contained flat with its own separate

4  3  0 

FOR SALE
\$825,000+

AGENTS

Lukas Cole
0432 289 618
lukas.cole@ljhkaleen.com.au

AGENCY

LJ Hooker Kaleen
(02) 6241 1922

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

access - a fantastic addition for extended family, teenagers seeking independence, or as a rental income stream. This space includes a large combined living, kitchen and dining area plus its own bathroom - spacious, comfortable and versatile.

Set on a generous 945 m² RZ2 block, this home not only offers space but also superb positioning directly adjacent to Evatt Primary School - a dream location for families. Evatt is a highly sought-after, family-friendly suburb known for its leafy streets, strong community feel and convenient access to local shops, parks and transport. Enjoy nearby amenities including local cafes, sporting facilities, quick access to the Belconnen Town Centre, and excellent schooling options.

If location, flexibility and lifestyle are what you're looking for, this remarkable property delivers on every front - don't miss your chance to secure a home with endless possibilities

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

Features:

Multiple rental income
Location
945m² block
Four bedrooms
Two bathrooms
Multiple living areas
Privacy
Heating/cooling
Large deck

Property Info:

Rates: \$2,919 pa approx
Land Tax: \$4,977 pa approx
EER: 0.5

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MORE DETAILS

Property ID	2GZCF9Q
Property Type	House
House Size	136 m2
Land Area	945 m2
EER	0.5
Including	Balcony Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes

Lukas Cole 0432 289 618

Licensed Agent ACT | lukas.cole@ljkaleen.com.au

LJ Hooker Kaleen (02) 6241 1922

Cnr Maribyrnong Avenue &, Georgina Crescent, KALEEN ACT 2617
kaleen.ljhooker.com.au | kaleen@ljhooker.com.au





Ground Level



Lower Ground Level

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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