



LJ Hooker



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30 Letters Street, Evatt

Mid-Century Charm with Space, Light & Lifestyle

Perfectly positioned in the heart of Evatt, this beautifully designed two-story home delivers timeless mid-century character, generous family living, and an abundance of natural light throughout.

Featuring four well-sized bedrooms and three separate living areas, the home offers exceptional flexibility for growing families, entertaining, or working from home. High ceilings and expansive windows create a wonderful sense of space, while the timber and brick features add warmth and architectural appeal.

Filled with natural light, the flowing interiors offer a selection of inviting living spaces designed for the whole family to enjoy. At the heart of the home, the kitchen opens to the split-level lounge and dining area upstairs, which connects effortlessly to the front balcony.

Downstairs, a spacious rumpus room and fourth bedroom provide the perfect retreat for teenagers, guests, or extended family. The large study opens through glass doors onto the deck and backyard, creating a seamless indoor-outdoor connection. Whether you're relaxing with family, entertaining friends, or simply enjoying the peaceful surrounds, this home delivers comfort and style in equal

4 🏠 3 🚗 2 🚗

AUCTION

Sat 13th Jun @ 12:15PM

VIEW

Sat 23rd May @ 9:00AM - 9:30AM

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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measure.

Set in a sought-after Evatt location close to schools, parks, shops, and Belconnen Town Centre, this is a rare opportunity to secure a distinctive family home with enduring mid-century appeal.

- North facing family home
 - 4 bedrooms, 3 with robes
 - Master room with ensuite
 - Large kitchen flows with the split-level lounge and dining
 - Front balcony with leafy outlook
 - Rumpus room and separate study downstairs
 - Deck to the manicured backyard featuring cubby house
 - Electric heating
 - Evaporative cooling
 - 3 phase power
 - Double brick construction on lower level
 - Double carport with storage cupboard
 - Walking distance to local parks and playgrounds, Evatt Primary and Evatt IGA
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- Build Year: 1975
 - Land Size: 783sqm
 - Property Size: 202sqm approx.
 - Carport Size: 35sqm approx.
 - EER: 0.0
 - Rates: \$3,354 p.a.
 - Land Tax: \$6,159 p.a. (investors only)
 - UV: \$520,000

Disclaimer:

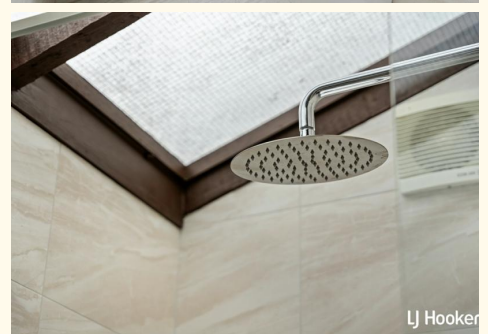
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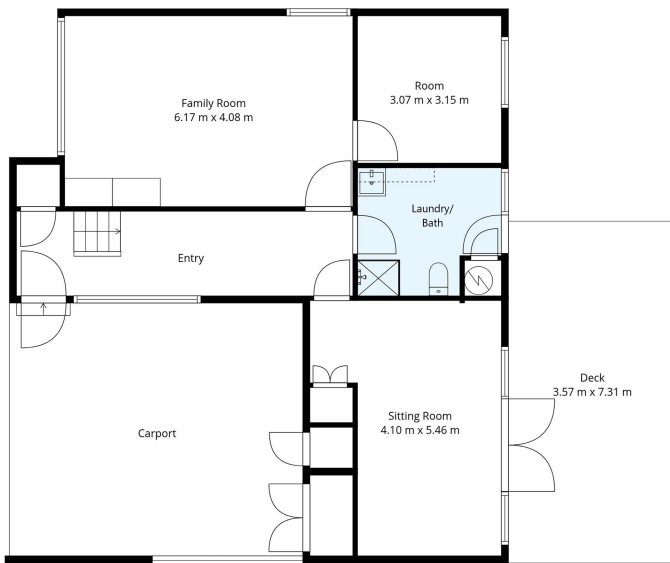
MORE DETAILS

Property ID	HP13UF8H
Property Type	House
House Size	202 m2
Land Area	783 m2

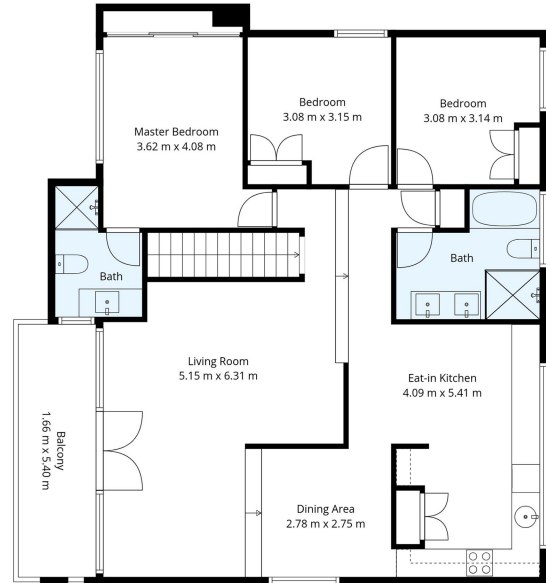
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1st Floor



2nd Floor



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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.