



31 Kingston Street, Evatt

## Stunning Family Home in Prime Evatt Location - A Rare Opportunity on 901m<sup>2</sup>!

Welcome to your dream family sanctuary in the heart of the beautiful and highly sought-after suburb of Evatt. This spectacular, large 5-bedroom, 2-bathroom home is thoughtfully spread over two generous levels, offering space, comfort and character in abundance - ideal for the growing or extended family.

From the moment you step inside, you'll feel the warmth and charm that makes this home truly special. Downstairs features a spacious master bedroom with ensuite, plus an additional versatile room that can easily be used as a bedroom, home office or playroom. Entertain with ease in the expansive dining area and large lounge room, perfect for everyday living or hosting guests.

Just three steps down is the beautifully appointed chef's kitchen, designed with family gatherings in mind. The adjoining second lounge room creates flexible living spaces and both lounges open through huge doors to a breathtaking alfresco undercover entertaining area. Imagine relaxed BBQs or quiet moments surrounded by the incredible established gardens - this outdoor space is your own private haven.

5  2  2 

**FOR SALE**  
\$940,000+

### AGENTS

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

### AGENCY

LJ Hooker Kaleen  
(02) 6241 1922

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**

Upstairs you'll find four great-sized bedrooms, including one with private balcony access overlooking the backyard - a peaceful spot for morning coffee or evening unwind. A centrally located family bathroom completes the upper level.

This home offers abundant storage throughout, generous room sizes and timeless character that modern homes often lack. Homes of this calibre, in such a prime position, are rarely available.

Location is everything - positioned on a spacious 901m<sup>2</sup> RZ2 block, this property sits right next to Evatt Primary School, making school runs a breeze. Evatt is admired for its leafy streets, strong community feel and close proximity to quality local amenities. You're just minutes from local shops, parks, sporting facilities, public transport and major arterial routes, offering an enviable balance of tranquility and convenience.

Don't miss this chance to secure a remarkable family home in a fantastic suburb - properties like this don't come on the market often.

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

#### Features:

- Five bedrooms
- Two bathrooms
- Multiple living areas
- 901m<sup>2</sup> Block RZ2
- Large, updated kitchen
- Established gardens
- Right next to Evatt Primary
- Large door to undercover alfresco area

#### Property Info:

- Rates: \$2,912 pa approx
- Land Tax: \$4,977 pa approx
- EER: 1.5

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## MORE DETAILS

Property ID	2GZEF9Q
Property Type	House
House Size	156 m <sup>2</sup>
Land Area	901 m <sup>2</sup>
EER	1.5
Including	Ducted Heating

### Lukas Cole 0432 289 618

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

### LJ Hooker Kaleen (02) 6241 1922

Cnr Maribyrnong Avenue &, Georgina Crescent, KALEEN ACT 2617  
[kaleen.ljhooker.com.au](http://kaleen.ljhooker.com.au) | [kaleen@ljhooker.com.au](mailto:kaleen@ljhooker.com.au)





Upper Level



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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