



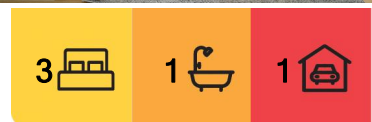
## Evatt, 32 Gollan Street

### A Family Haven

In Room Auction | LJ Hooker Canberra City Auction HQ | Wednesday 12th February at 6pm

Discover the perfect blend of modern living and family charm. From the moment you step inside, it's clear this fully renovated home has been designed to impress. The interiors are thoughtfully designed, showcasing elegant timber flooring and a striking timber feature wall that adds warmth and character. At the heart of the home is a beautifully renovated kitchen, complete with gas cooking, a generous island bench, and abundant storage.

The home offers three bedrooms, with built-in wardrobes in the master and second bedroom, while the third provides versatility for growing families or a home office. Ducted & split system heating and cooling ensure year-round comfort, and the recently upgraded bathroom and laundry add an extra touch of luxury.



**For Sale**  
Auction

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[ljhooker.com.au/1HHQF9U](https://ljhooker.com.au/1HHQF9U)

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**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.

EER ★★★★★

**LJ Hooker Kippax**  
(02) 6255 3888

Step outside, and you'll find a backyard that truly sets this property apart. The fully landscaped space is a haven for entertaining and family fun. Enjoy evenings on the deck, complete with a built-in BBQ & fridge, or relax under the newly built pergola. For the little ones, the high-end cubby house, complete with a sandpit, is a standout feature - easily one of the best in Belconnen. Fertilized beds, and a secure fenced yard complete the picture.

Located close to schools, local shops, and the oval, this home is perfectly positioned for families looking to settle into a vibrant and established community. With all the hard work done, all that's left is to move in and make it your own.

Don't miss the opportunity to make this exceptional property yours - it's family living at its finest.

Features:

- Two bedrooms with built-in-robos
- Third bedroom for versatile use
- One carport with space for extra parking
- Fully renovated
- Hybrid timber flooring, new carpets & fresh paint throughout
- Brand new kitchen & bathroom
- Gas cooking
- Landscaped backyard
- Large entertaining deck and newly built pergola
- BBQ area
- High end cubbyhouse with a sandpit
- Brand new ducted gas heating
- Split system cooling
- 101sqm of living
- 730sqm block
- Close proximity to Evatt shops & takeaway, local primary schools & oval

Rates: \$2,920 p.a. approx.

Land tax: \$4,838 p.a. approx.

EER: 0.5

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## More About this Property

<b>Property ID</b>	1HHQF9U
<b>Property Type</b>	House
<b>House Size</b>	98 m2
<b>Land Area</b>	731 m2
<b>EER</b>	0.5
<b>Including</b>	Air Conditioning Dishwasher

### Eoin Ryan-Hicks 0424 042 419

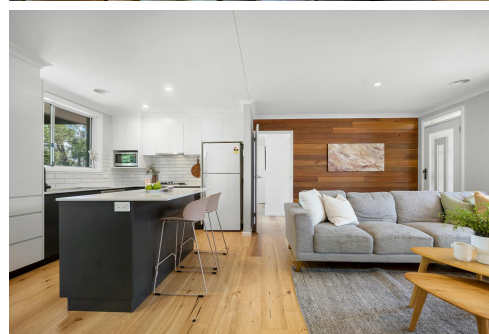
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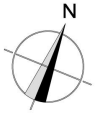
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

32 Gollan Street, Evatt

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