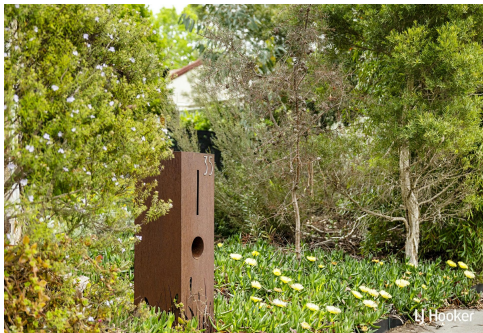




LJ Hooker



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Evatt, 35 Heydon Crescent

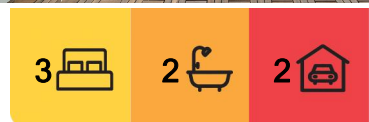
A Little Slice of Paradise...

The Idiom Dictionary describes a Little Slice of Paradise as being "a home that one finds especially beautiful, serene or ideal" Well, right here at 35 Heydon our owners have created exactly that!

A home that has been thoughtfully and elegantly renovated with no expense spared, this is most definitely a unique property which must be seen to be appreciated.

Showcasing beautiful gardens to the front and back with an assortment of established trees and shrubs, there is a seamless flow from the front gardens to the living and onto the back private garden areas.

Double-glazed windows throughout, vaulted ceilings, a split-level design and a brand-new kitchen are just some of the many benefits a new family will enjoy.



For Sale
Auction

View
ljhooker.com.au/HNZUBF8H

Contact
Sharon Schnyder
0400 485 204
sschnyder@ljhbelconnen.com.au



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 ★★★★★

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Comprehensive and inviting, north facing and private, step right into:

- A charming front garden leads into a front deck with bifold doors
- The split-level living areas have loads of character and charm, plenty of natural light and the feeling of space with the vaulted window ceilings
- Two living areas include a second lounge to the front of the home with a handy powder room, WC for guests when entertaining
- The brand-new kitchen is a Chefs delight with stone benchtops, plenty of cupboard space and a bifold entertainment window with a serviette bench to the outside
- The main bedroom is segregated to the other two bedrooms.
- The new bathroom has also been tastefully renovated and updated
- High insulation, fire resistant composite flooring is through the home
- Three separate reverse cycle air conditioning units for heating and cooling are throughout
- There is a separate studio with a bathroom that has been used to host family or guests staying over. This space can also be an easy convert to a home business or gym
- The covered entertainment area looks out to beautiful gardens with an enclosed colorbond fenced backyard
- There is also loads of space to the side of the home which accesses the studio and the double remote garage
- A 6500litre rainwater tank is in place to maintain the gardens
- A roof top solar and gas boosted solar hot water helps keep the bills down

Evatt is prime real estate as is zoned to all levels of schooling for a growing family with easy access to the beautiful Lake Ginninderra and central to everything a family could need. 35 Heydon is especially special as the children only need to step across the road to a gate into Evatt Primary, plus the local shops are just a few doors down the road.

We'll look forward to seeing you at our open homes!

Disclaimer:

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.



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More About this Property

Property ID	HNZUBF8H
Property Type	House
House Size	130 m ²
Land Area	790 m ²
EER	3
Including	Air Conditioning Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Remote Garage Solar Hot Water

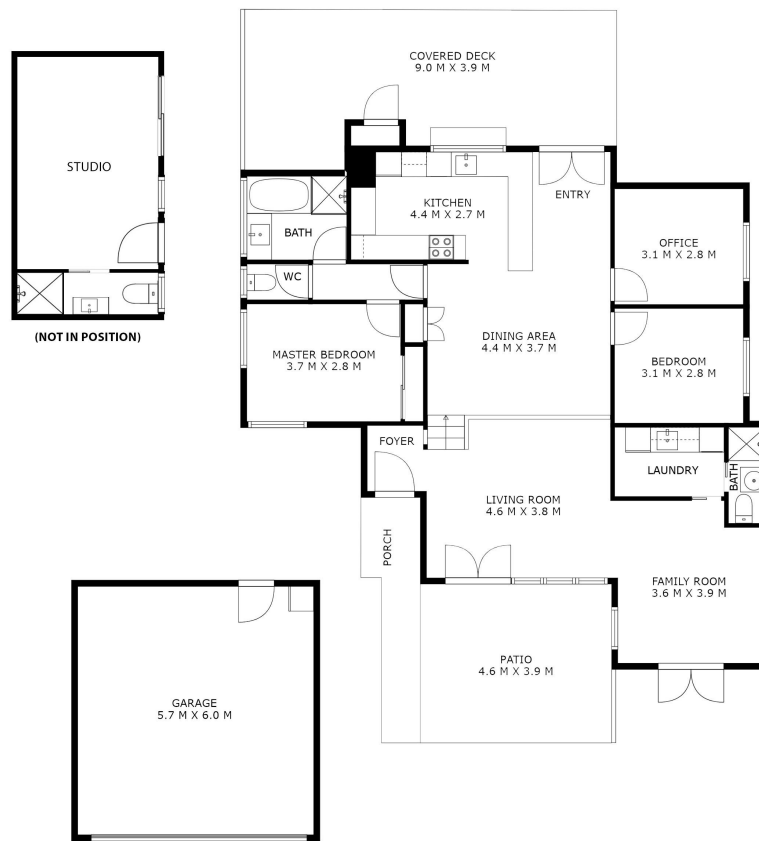
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35 Heydon Crescent, Evatt



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.

aperture
media house