



Evatt, 4 Jaques Place

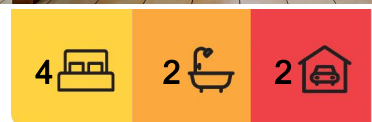
Spacious Serenity

Welcome to 4 Jaques Place in the sought-after suburb of Evatt. This spacious, private home is perfect for growing families looking for a new place to call home.

The kitchen features stainless steel appliances, plenty of bench and storage space making it perfect for those who love to cook. The open-plan kitchen, living and meals area is ideal for entertaining guests or relaxing with the family. A formal dining and lounge to the front of the property leaves plenty of space.

Outside, the property boasts a large backyard with both paved and yard space. The paved area flows directly from the family room and is perfect for entertaining.

Located in a quiet cul-de-sac, this property offers peace and privacy while still being close to schools, shops, and public transport.



For Sale
Auction

View
ljhooker.com.au/HNZDSF8H

Contact
Duncan Walker
0452 494 520
dwalker@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 ★★★★★

LJ Hooker Belconnen
(02) 6251 1477

Request a private inspection or come along to one of our open homes- Don't miss out on this fantastic opportunity!

Features:

- *Four spacious bedrooms, all with built-in robes
- *Large master bedroom with ensuite
- *Four large living spaces, accommodating growing or large families
- *Both ensuite & Main bathroom updated
- *Separate study for home office
- *Large kitchen, plenty of bench top space
- *Quality Stainless steel appliances
- *Gas cooktop & open plan
- *Large internal laundry
- *Large two car garage with plenty of storage
- *Five minute walk to local shops
- *Five minute walk to public transport
- *Two minute drive to Evatt Primary School
- *Four minute drive to Miles Franklin Primary School
- *Short drive to Belconnen CBD

Statistics:

- *Internal Living: 196 m2
- *Garage size: 44 m2
- *Block: 1,017 m2
- *Built: 1980
- *EER: 1.5
- *Rates: \$3,304
- *Land Tax: \$5,682 (if rented only!)
- *UV: \$640,000

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.

More About this Property

Property ID	HNZDSF8H
Property Type	House
House Size	201 m ²
Land Area	1017 m ²
EER	1.5

Duncan Walker 0452 494 520

Sales Agent | dwalker@ljhbelconnen.com.au

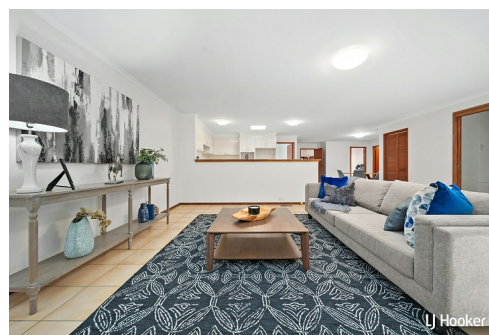
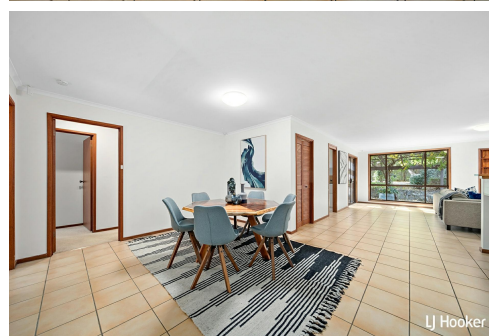
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Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

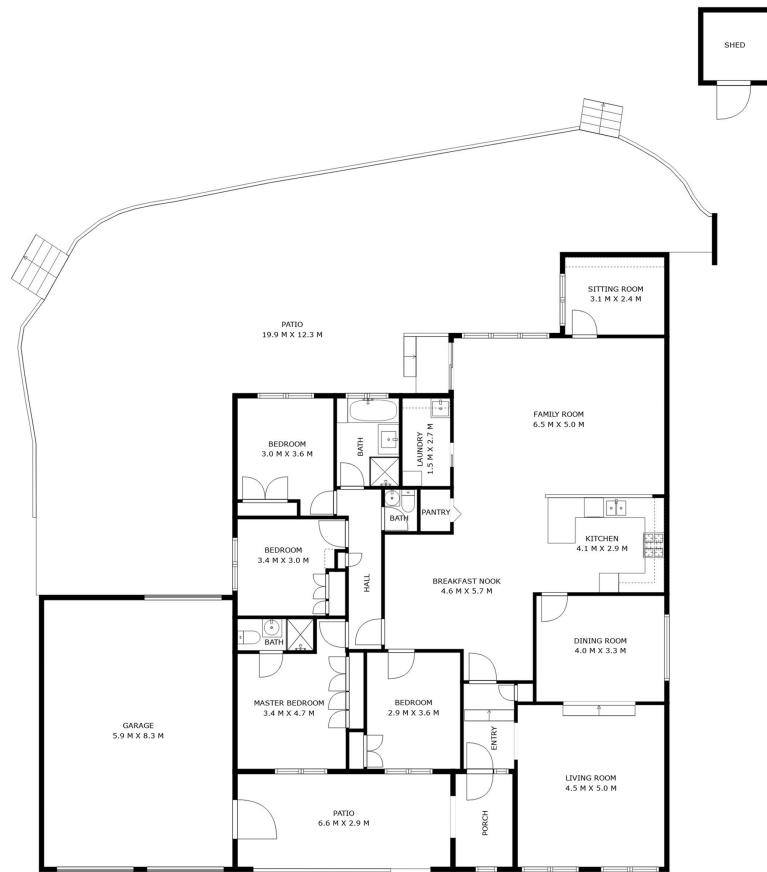
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4 Jaques Place, Evatt



*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.
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aperture
media house