



# Evatt, 40 Jacobs Street

## Step Out Of Your Home And Into The Park

Every now and then, a property comes along that ticks all the right boxes. This is one of them.

- A generous block with direct access to parkland
- A quiet, loop street
- And a home that's ready to move straight into, with plenty of room to add your own touches over time.

The established front gardens provide both privacy and charm as you arrive, before stepping inside to find a home filled with light and space. The family room and kitchen look out directly over the park. You can even keep an eye on the kids at the playground while enjoying the comfort of ducted heating and cooling.

Further inside, three well-sized bedrooms await, the main featuring a walk-in robe and

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**Auction**  
Wed 10th Sep @ 6:00PM

**View**  
Sat 30th Aug @ 2:30PM - 3:00PM

**Contact**  
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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 Dickson**  
(02) 6257 2111



ensuite. Fresh paint and new carpet in the family room mean you can enjoy immediate comfort, while still having the scope to add value with future updates.

Living here means being able to walk from your front or back door to the shops, local school and community oval without crossing a single road. It's a huge plus for families, offering safety and freedom for kids and pets alike.

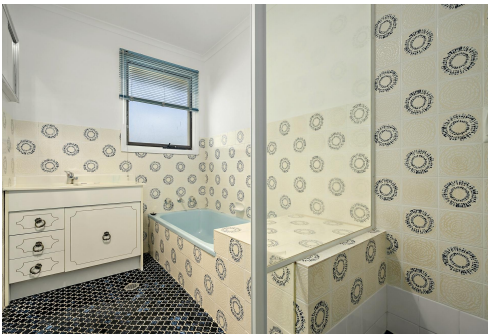
What's on offer:

- Family home with separate lounge and dining
- Ensuite and WIR to main bedroom
- Large covered outdoor area
- Direct access to the park
- Just steps from the local playground
- Ducted heating and cooling
- Quiet setting

Walk to:

- Evatt Shops
- Evatt Primary
- Local Playground
- Community Oval

&#x2026;all without setting foot on a road!



## More About this Property

Property ID	1HKMRKF92
Property Type	House
House Size	130 m2
Land Area	843 m2
EER	3

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