



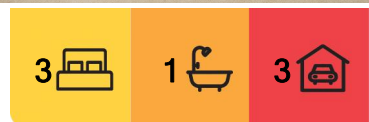
Evatt, 45 Kinkead Street

Loads of Character, Endless Potential!

Welcome to your new home in one of Belconnen's most sought-after suburbs - Evatt. Nestled on a quiet street directly opposite local shops and the school, this charming three-bedroom home is packed with personality, comfort, and versatility. Whether you're a first home buyer, downsizer, or savvy investor, this is a rare opportunity to secure a property that truly ticks all the boxes.

Step inside to find three generously sized bedrooms, each with built-in robes, and a spacious, light-filled bathroom. The large living area flows effortlessly into the meals and kitchen space, creating a warm and welcoming heart of the home. The kitchen features a new gas cooktop and connects seamlessly to a huge alfresco balcony - perfect for family barbecues, morning coffees, or simply soaking up the peaceful backyard views.

Love to entertain? This home was made for it. The expansive front courtyard offers even more space to relax, host guests, or bring your creative vision to life. Freshly painted and



For Sale
Auction

View
ljhooker.com.au/2GR0F9Q

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EER ★★★★★

LJ Hooker Kaleen
(02) 6241 1922



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.

featuring a near-new heating and cooling system, this home is move-in ready - yet offers so much scope for those looking to add their own touches.

Evatt is known for its friendly community feel, beautiful walking trails, quality schools, and great local cafes. With Westfield Belconnen, the University of Canberra, AIS, Calvary Hospital, and the City just a short drive away, this location offers both tranquillity and convenience in one unbeatable package.

Don't miss your chance to secure this fantastic home in an exceptional location - whether you're looking to settle in or invest, this one has it all.

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

Features:

- Block 777m2
- Three bedrooms
- New gas cook top
- Near new heating/cooling
- Single carport & double garage
- Gutters cleaned
- New pointing on roof corners
- Freshly painted
- New shower screens

Rates: \$3,018 pa approx

Land Tax: \$5,066 pa approx

EER: 0.0

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More About this Property

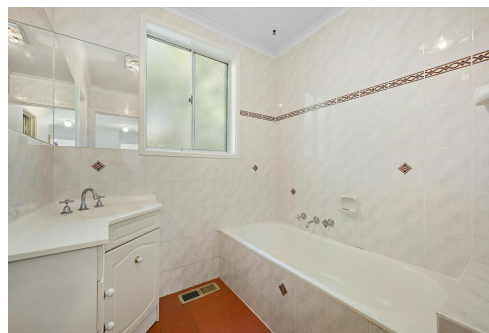
Property ID	2GR0F9Q
Property Type	House
House Size	108 m2
Land Area	777 m2
Including	Deck Outdoor Entertaining Built-in-Robes

Lukas Cole 0432 289 618

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