59 Carlile Street, Evatt

Spacious Living in the Heart of Evatt

Welcome to this beautifully presented three-bedroom home in the sought-after suburb of Evatt offering comfort, space, and practicality. Ideal for first-home buyers, investors or growing families this beautiful home is sure to make an impression on all who set foot in it.

The living area offers a great sense of warmth with its large windows allowing for sunlight to flow through, moving further in you have a well set out kitchen including enough space for a table and chairs, so you can always be part of the action.

Moving down the hall you have a separate laundry, bathroom with both the choice of a shower or bathtub and a separate toilet to make the morning routine just that little bit easier.

All three bedrooms are well set out with large windows to capture the morning light and spacious built in wardrobes.

Venturing outside you are greeted with a raised patio that is complemented by covered pergola all seamlessly flowing off the kitchen area. Making entertaining not just straightforward but also a memorable experience. Both front and back yards are filled with

3 1 2

FOR SALE
$819,000

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plenty of established trees and plants with neatly set out garden beds throughout.

For car storage you have plenty of space with a double oversized roller door garage complete with a side access door from the yard and plenty of space at the rear for setting up a workshop or just additional storage.

Buyers will appreciate the location of this home being in so close to the Ginninderra Creek offering plenty of neighbourhood green spaces and playgrounds with Melba Copland College and Saint Monica's Primary School just a short walk away.

Features
• Multiple living spaces with natural light, perfect for all-day comfort and energy efficiency
• Functional bathroom with separate toilet for convenience
• Double roller door garage with additional space for a workshop or storage
• Spacious yard with an established trees and plants
• Ducted air conditioning system with coverage throughout the home
• Raised patio with covered pergola
• Walking distance local schools, public transport, schools, playgrounds and neighbourhood green spaces.

Whether you're looking to move in and update or invest in a highly desired suburb, this home is the perfect place.

Inspect today to not miss out!

Year Built: 1987
Land Size: 825sqm
Property Size: 108sqm
Garage Size: 36sqm
EER: 2.0
Rates: $3,383 p.a.
Land Tax: $6,353 p.a. (investors only)
CUV: $521,000

Disclaimer:
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EER ★★☆☆☆☆

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MORE DETAILS

Property ID	HP0Y6F8H
Property Type	House
House Size	144 m2
Land Area	825 m2
EER	2
Including	Air Conditioning Deck Dishwasher Built-in-Robes Secure Parking

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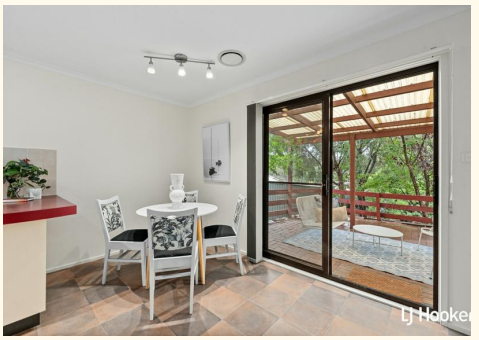

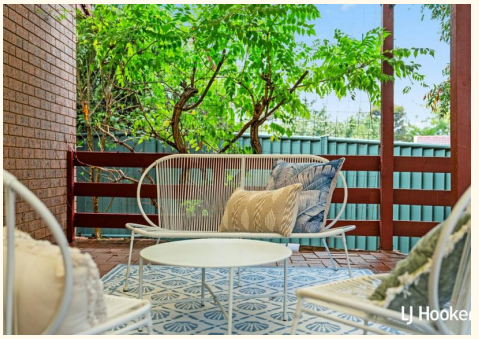

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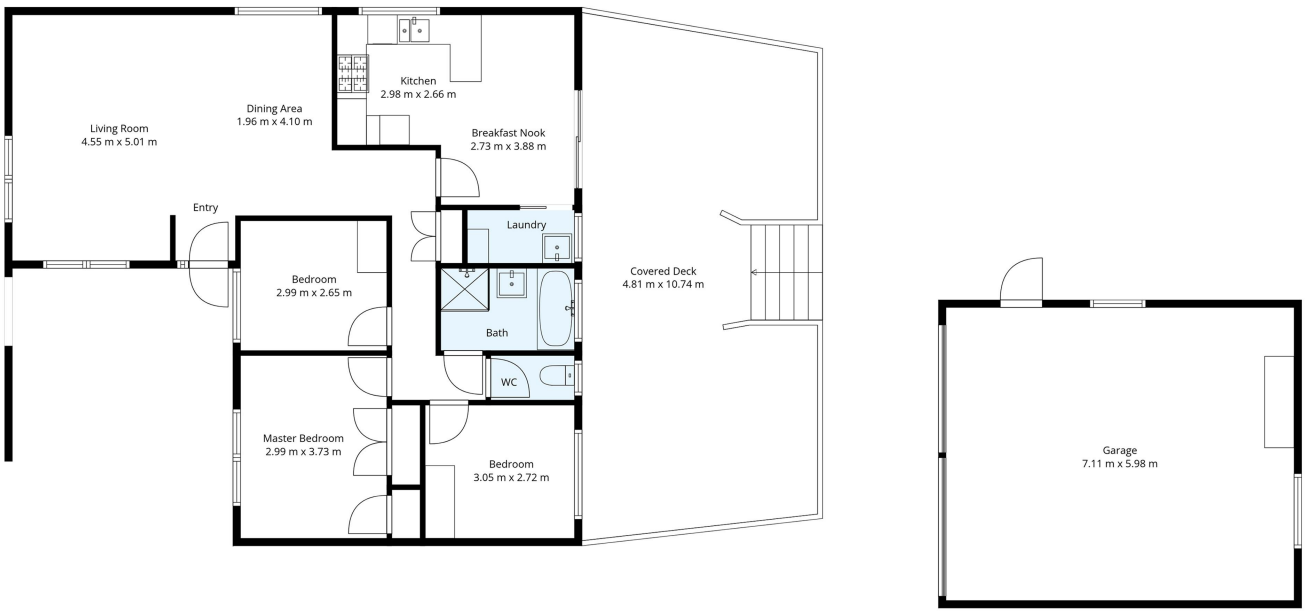

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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser.
Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.
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