

Evatt, 7 Kingston Street

Convenience is in the Location

Ideal for a young family and first home buyers this home offers space and potential to grow in and make your own.

Well looked after over the years and now freshly painted the home offers open plan living and kitchen all looking out to the backyard. Three bedrooms are situated discreetly to the other end of the home on the split level.

Outdoor the wrap around pergola and generous backyard is ideal for kids and pets. With a hen house, smoke house and veggie garden you could be totally self-sufficient.

You'll really appreciate the convenience and lifestyle with moments to the local pre school, primary school, shops and parks.



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.

3

1

2

For Sale

\$700,000

View

ljhooker.com.au/HNYNGF8H

Contact

George Vlandis

0437 398 774

gvlandis@ljhbelconnen.com.au

Joy Patel

0499 912 090

jpatel@ljhbelconnen.com.au

EER ★★☆☆☆☆

LJ Hooker Belconnen

(02) 6251 1477

Highly motivated a sale is imperative for the sellers. Be sure you don't miss an opportunity like this.

- *Split level design
- *Open living and kitchen
- *Bathroom separate toilet
- *Spilt system to living
- *Large wrap around pergola
- *Spacious backyard
- *Double garage
- *Off street parking
- *Walking distance to the local primary school, preschool and shops

Block: 716 sqm

Living: 105 sqm

Garage: 35 sqm

EER: 2.0

UV: \$567,000

Rates: \$2,704 p.a.

Land Tax: \$4,334 p.a. (investors only)

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	HNYNGF8H
Property Type	House
House Size	105 m ²
Land Area	716 m ²
EER	2

George Vlandis 0437 398 774

Sales Agent | gvlandis@ljhbelconnen.com.au

Joy Patel 0499 912 090

Sales Associate | jpatel@ljhbelconnen.com.au

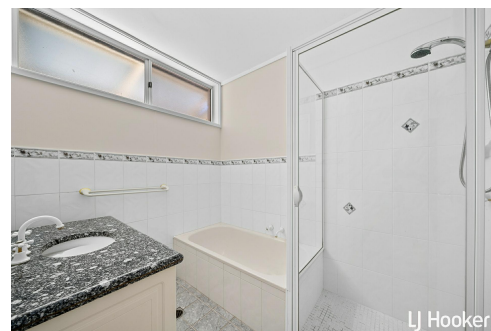
LJ Hooker Belconnen (02) 6251 1477

Shop 9,, 21 Benjamin Way, BELCONNEN ACT 2617

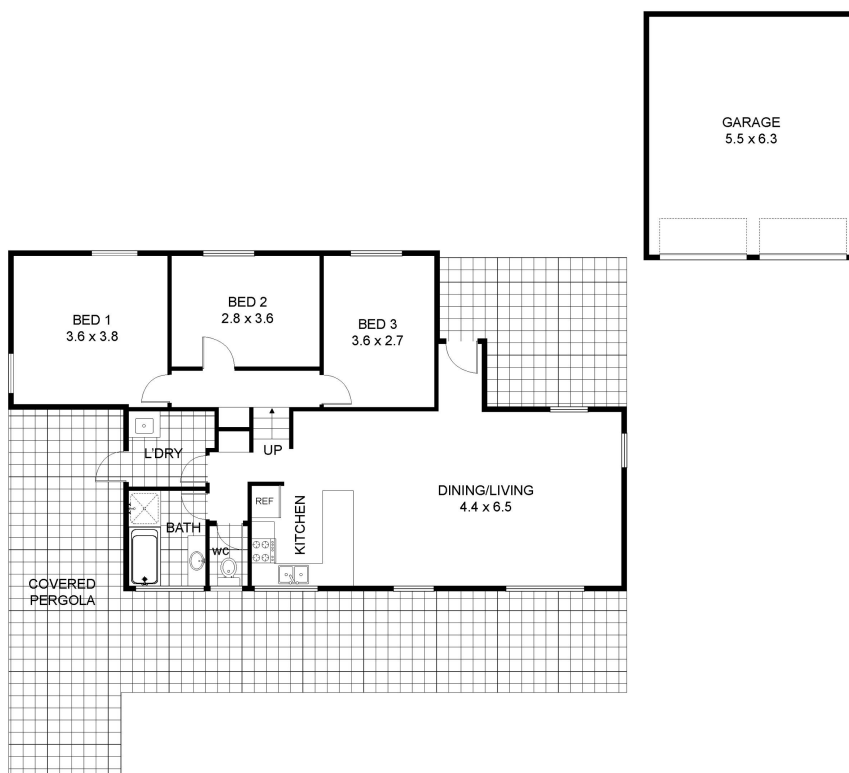
belconnen.ljhooker.com.au | belconnen@ljhbelconnen.com.au



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.



**LJ Hooker Belconnen
(02) 6251 1477**



7 Kingston Street, Evatt

Approx. total area: 185m²



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.

