



## Evatt, 73 Owen Dixon Drive

A Place To Call Home!

Discover this incredible opportunity to secure a beautifully presented home in the sought-after suburb of Evatt. Whether you're a first-home buyer, downsizer, or investor, this property offers the perfect blend of style, comfort, and convenience.

Step inside to find three generously sized bedrooms, a beautifully appointed bathroom, and stunning stylish tile flooring throughout. The open-plan living design seamlessly connects the kitchen, dining, and lounge areas, creating a warm and inviting space for everyday living and entertaining. The modern kitchen is a chef's dream, featuring a large island bench with stools, ample storage, and a layout perfect for hosting family and friends.

Outside, the home continues to impress with a fantastic entertaining area that flows effortlessly to the large, grassy backyard ideal for kids and pets to play while you relax and enjoy gatherings. Storage is abundant throughout the home, making it as practical as stylish.



**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.

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**For Sale**  
\$760,000+

**View**  
[ljhooker.com.au/2GQ1F9Q](http://ljhooker.com.au/2GQ1F9Q)

**Contact**  
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**EER** ★★★★★

**LJ Hooker Kaleen**  
(02) 6241 1922

Located in a prime position, this home is zoned for all levels of schooling, making it an excellent choice for families. Enjoy easy access to the picturesque Lake Ginninderra, Belconnen Westfield, University of Canberra and all the conveniences of the city. With everything you need just moments away, this is an opportunity not to be missed!

Please give Lukas Cole at 0432 289 618 or Gabriel Mihaelidis at 0428 068 801 a call for further information or to organise a private inspection.

**Features:**

The neutral colour scheme throughout  
Stylish tiled flooring in living and high-traffic areas  
Central heating and refrigerated cooling  
Dishwasher  
Handy rear entertaining deck  
Multi-purpose room with garden access  
Good garage and associated storage  
Single carport  
Practical low-maintenance garden  
Open space opposite  
Freshly painted  
Brand new down lights throughout  
New carpets

Rates: \$3,523.63 pa approx

Land Tax: \$6,157.80 pa approx

EER: 0

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## More About this Property

<b>Property ID</b>	2GQ1F9Q
<b>Property Type</b>	House
<b>House Size</b>	103 m2
<b>Land Area</b>	677 m2
<b>Including</b>	Air Conditioning Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking

**Lukas Cole 0432 289 618**

Licensed Agent ACT | [lukas.cole@ljhkaleen.com.au](mailto:lukas.cole@ljhkaleen.com.au)

**Gabriel Mihaelidis 0428 068 801**

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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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