



8 Brebner Street, Evatt

Renovated, Relaxed, and Ready for You, With Development Potential

This inviting three-bedroom home is built on solid foundations and has been thoughtfully renovated, offering a wonderful lifestyle for a young family or a smart opportunity for a savvy investor. From the moment you step inside, there's a sense of warmth and connection that makes this home feel instantly welcoming.

At the centre is the large, modern kitchen, which is truly the heart of the home. The spacious island bench invites casual conversations, kids' homework sessions, and relaxed family gatherings, while ample storage and gas cooking make everyday life a breeze. The kitchen seamlessly connects to the open plan living and dining space, allowing everyone to stay connected whether meals are being prepared or guests are being entertained. Glass sliding doors lead from the living area to the rear deck, creating an effortless indoor—outdoor flow.

A separate living room provides plenty of space for the family to spread. Opening through glass sliding doors, the room is bathed in natural light, while also offering seamless access to the rear deck and

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FOR SALE

Offers Over \$820,000

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Interested parties must rely solely on their own enquiries.



beyond. This room is complete with thoughtful storage, ensuring kids' toys and everyday clutter can be neatly tucked away.

The main bedroom is a peaceful retreat, complete with a beautifully renovated ensuite and walk in robe, while bedroom two features a built-in robe. The main bathroom has been luxuriously renovated with an emphasis on space, featuring a bathtub, while a neatly separated toilet adds everyday convenience.

The thoughtful renovation has maximised both comfort and efficiency, with a clear emphasis on solar passive design. Double glazing throughout, ducted gas heating, reverse-cycle air-conditioning and solar hot water ensure the home stays comfortable and cost effective year-round. Storage has been cleverly integrated wherever possible.

Out the back, a large, covered hardwood deck offers the perfect space for entertaining. Think lazy Sunday brunches, birthday parties, summer barbecues, or simply relaxing with a coffee in the morning sun. From the deck, the yard opens into a generous lawn area ideal for children to play, pets to explore, and families to enjoy the outdoors together. A sizeable paved entertaining area expands your options even further, giving you space for larger gatherings or alfresco dining under the stars.

The home also offers future potential. The current owners have undertaken the process of exploring a potential subdivision, highlighting the opportunity for further development (subject to relevant approvals). Plans for an architect designed second dwelling are available upon request. This adds an extra layer of appeal, whether you're seeking a long-term family home with options down the track, or an investment with scope to grow.

Evatt is known for its friendly community feel and convenient location. Here, you're close to quality schools, with the Belconnen Town Centre only minutes away for all your urban conveniences. Local playgrounds, walking paths, and green spaces are all within easy reach, while quick access to main arterial roads makes commuting across Canberra simple and efficient.

8 Brebner Street offers comfort, convenience, and the promise of a truly lovely lifestyle, ready for its next chapter and the family who will write it. Let this be the place where your story begins.

At a glance:

- Extended and renovated in 2021
- Plans for an architect designed second dwelling are available on request
- Large modern kitchen with island bench, ample storage and gas cooking
- Open plan living and dining area
- Main bedroom with renovated ensuite and walk-in-robe
- Built-in-robe to bedroom two
- Sunny second living area with storage and access to rear deck
- Renovated main bathroom with bathtub and separate toilet
- Ducted gas heating
- Slow combustion fireplace
- Reverse-cycle air-conditioning
- Double glazed throughout
- Solar hot water
- Ample storage throughout
- Covered hardwood deck
- Generous backyard with ample lawn and large paved entertaining area
- Close proximity to walking paths and green spaces
- Within a 4-minute drive to the Belconnen Town Centre
- Within a 5-minute drive to the Evatt Shops

MORE DETAILS

Property ID	1HKN7FF92
Property Type	House
House Size	104 m2
Land Area	828 m2
EER	3.5

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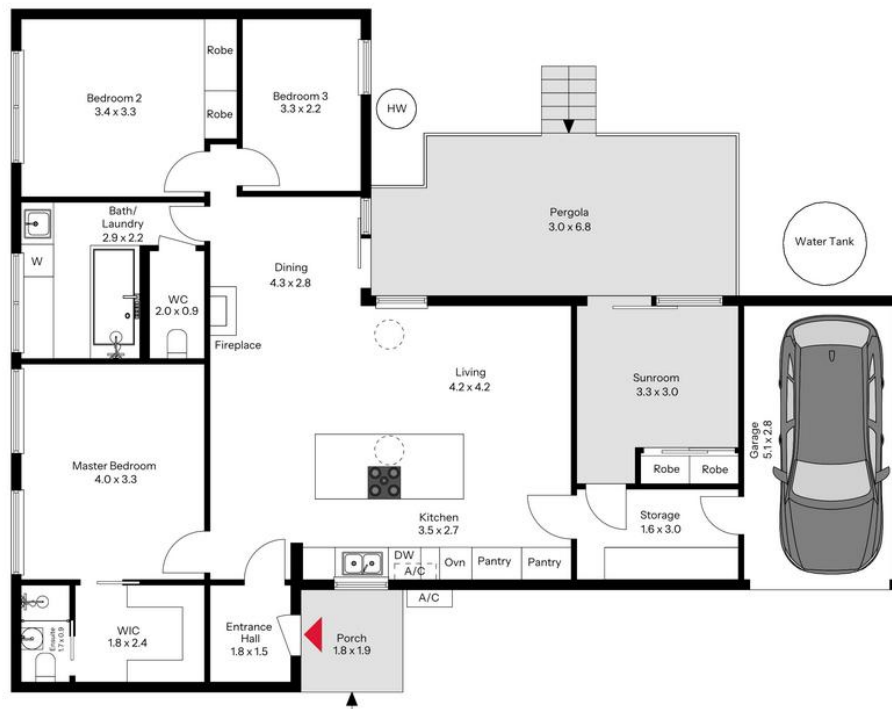
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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