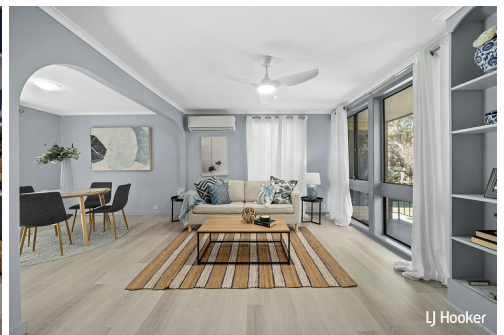
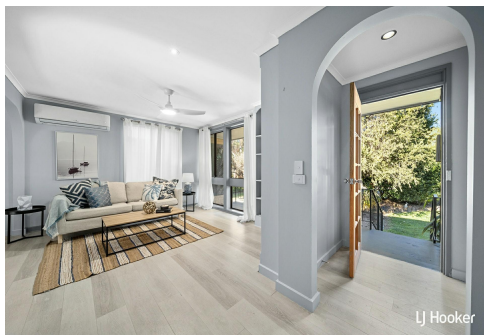




Evatt, 8 Jacobs Street

Hidden Gem

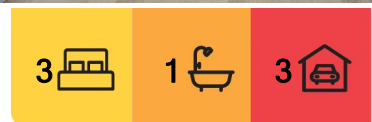
Nestled in a quiet loop street near parks and bushland, this home offers an ideal opportunity to enter the property market, or upgrade from medium density living to a house on a full-size block. The owners have moved interstate but before leaving they gave it a refresh and update, so it is ready for you to move into and enjoy.

The home comprises 3 bedrooms, a combined living dining and kitchen, opening onto a rear deck. The backyard has brick garden beds, a brick barbecue, a double metal garage and a tool shed. The garage was used as additional living space, so you would not be surprised to find a single carport on the side of the home with a garage door.

Located in an established suburb the home has excellent street appeal and other owners in the street are spending money on enlarging their homes, further upgrading the area. So, take this opportunity to buy into a desirable location close to schools, local shops and all things the local bike park.



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.



For Sale
\$739,950

View
ljhooker.com.au/HNZMMF8H

Contact
Michael Wellsmore
0418 265 533
mwellsmore@ljhbelconnen.com.au

EER ★★★★★

LJ Hooker Belconnen
(02) 6251 1477

Don't miss this opportunity and if you are a first-time home buyer, then ask about special finance packages.

Features:

- * Double Metal Garage
- * Carport with Garage door at the side
- * Walking distance to Evatt primary school
- * Short Drive to St Monica's Primary School
- * Short bike ride to Evatt Bike Precinct
- * Walking distance to the ever-popular Evatt Shops
- * Ready access to major road network
- * Timber laminated flooring to the living areas
- * Carpet to the bedrooms

- * Land Size: 710sqm
- * Living Size: 100sqm
- * EER: 0.5
- * Rates: \$2,920 p.a.
- * Land Tax: \$4,838 p.a. (investors only)
- * Land Value: \$544,000

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	HNZMMF8H
Property Type	House
House Size	100 m ²
Land Area	710 m ²
EER	0.5
Including	Air Conditioning Floorboards Built-in-Robes Fully Fenced

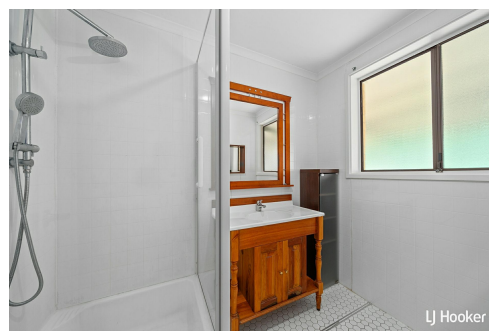
Michael Wellsmore 0418 265 533

Sales Agent | mwellsmore@ljhbelconnen.com.au

LJ Hooker Belconnen (02) 6251 1477

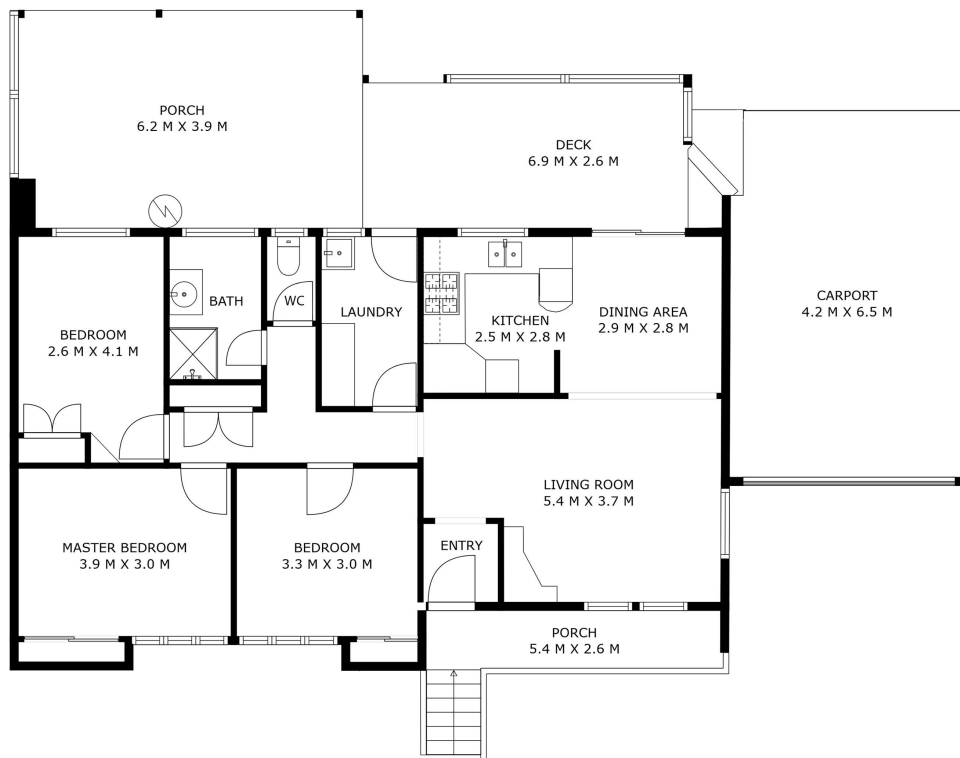
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

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8 Jacobs Street, Evatt



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.

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Real Estate