

83 Owen Dixon Drive, Evatt

Ideal Family Home, Ideal Location

Located in Evatt is this spacious single level three-bedroom, two bathrooms, double garage home providing the perfect blend of comfort, space and family lifestyle.

Stepping inside the home you can instantly feel the love, warmth and memories it projects. Greeted by an open plan area which effortlessly flows from the kitchen to the dining space before relaxing in the living area or the adjoining multipurpose room allowing for the whole family to spread out and at the same time still feel connected.

The home incorporates three well-appointed bedrooms all with built in wardrobes, including the master suite with a walk-through robe and ensuite. The remaining two bedrooms are serviced by a modern central bathroom and separate toilet making it the ideal set up for busy families during the crazy morning rush.

Stepping outside you are greeted by the covered entertainment area offering outdoor dining at all times of the day while you look out at your established garden, enjoying the peace and calm it provides. If expansion and development is on your mind you will appreciate the potential this location provides with a double car garage/workshop

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AUCTION

Sat 11th Apr @ 1:45PM

VIEW

Wed 8th Apr @ 5:00PM - 5:30PM

AGENTS

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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.



area and a plot for a granny flat to be built on.

Situated right on the doorstep of public transport and just a short walk to local playgrounds, recreational areas, local shops and schools you will feel an instant connection to the community that surrounds you. A wonderful family home in an ideal location.

Don't delay and view it today!

Features:

- North facing kitchen and dining space
- Multiple and spacious living areas
- Master suite with walk through robe and ensuite
- Partial double glazing
- Additional multipurpose room
- Ducted gas heating system
- Evaporative cooling system
- Space to build a granny flat
- Established garden and lawns
- Established garden beds
- Covered entertainment area overlooking backyard
- Double garage and workshop area
- Close proximity to local shops, schools, playgrounds and recreational areas

Year Built: 1974

Block Size: 795sqm

Living Size: 148sqm

Garage Size: 40sqm

EER: 1.5

CUV: \$520,000

Rates: \$3,264.40 p.a.

Land Tax: \$6,341.00 p.a. (investors only)

Disclaimer:

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MORE DETAILS

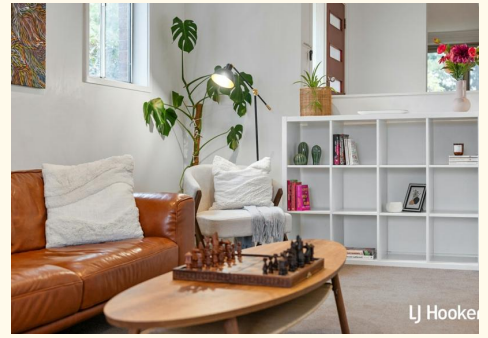
Property ID	HP0Y8F8H
Property Type	House
House Size	188 m2
Land Area	795 m2
EER	1.5
Including	Study Ducted Heating Evaporative Cooling Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

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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. The information herein is gathered from sources we believe to be reliable.