



88 William Webb Drive, Evatt

Opportunity Awaits in Evatt

FIND.

Centrally located in Evatt this neat and tidy home presents an inviting opportunity for upsizers, investors and growing families alike. Combining classic 70s charm with some modern updates, the home is beautifully positioned for easy living, with established gardens, spacious rear yard and a versatile floorplan designed to adapt to your lifestyle.

LOVE.

Step inside to discover a spacious living area complimented by multiple areas and a freshly painted interior. The kitchen and meals area provides a practical heart to the home with the added bonus of a separate dining area and expansive sunroom perfect for greeting the morning sun. The four bedrooms offer flexibility, including a main bedroom complete with built-in robes and ensuite. A main bathroom with separate toilet, separate laundry with external access and ducted evaporative and gas heating add to the home's everyday functionality. Neat, comfortable and ready for it's next owners, there's plenty here to love from day one.

LIVE.

Enjoy the convenience of public transport on your doorstep while having a home that is perfectly suited to a range of lifestyles. Whether

4 2 2

FOR SALE
By Negotiation

VIEW
Sat 26th Sep @ 11:30AM - 12:00PM

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.

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you're a growing family looking for something bigger, an investor searching for a great opportunity or just love the suburb of Evatt this versatile residence offers an appealing blend of space, convenience and established living.

ABOUT THE AREA

Local Transport:

Easy access to major arterial roads

Bus routes connecting to Belconnen Town Centre and surrounding suburbs

Shopping & Dining:

Local Evatt shopping and dining amenities

Belconnen Town Centre and surrounding dining precinct

Westfield Belconnen

Schools:

Evatt Primary School

Saint M a's Primary School

Miles Franklin Primary School

Melba Copland Secondary School

WHAT THE OWNER LOVES:

OVERVIEW

RZ2 Zoned Block

Main bedroom with built-in robes and ensuite

Three additional bedrooms

Spacious Sunroom

Separate dining space

Laundry with external access

Freshly painted throughout

Beautiful timber-look flooring throughout kitchen and meals area

Ducted evaporative cooling

Ducted gas heating

Versatile floorplan

Established gardens and vegetable growing plots

Spacious rear yard

Ideal for upsizers and investors

RATES / SIZE:

Living Size: 146sqm approx.

Block Size: 1,141sqm approx.

Rates: \$3,635 p.a. approx.

Land Tax: \$6,971, p.a. approx.

EER: 1

Year Built: 1979

Disclaimer:

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MORE DETAILS

Property ID	1J8HF9U
Property Type	House
House Size	146 m2
Land Area	1141 m2
EER	1

Harry Enright 0408 740 453

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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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