



9 Cawthorn Crescent, Evatt

Calling all Investors, Builders & Renovators!




Auciton Price Guide \$825,000+

Set on a generous 882m2 block in one of Belconnen's most desirable suburbs, this rare property presents an outstanding opportunity for investors, renovators, or those looking to rebuild in a prime location. With six spacious bedrooms, one well-appointed bathroom, and versatile living areas, the home offers character, space, and exceptional potential.

Currently returning approximately \$1,200 per week in rental income, this is a solid investment with strong cash flow from day one. Whether you're looking to add to your portfolio, land bank for the future, or live in while you plan a renovation or rebuild, the flexibility here is unmatched.

Car enthusiasts or large households will love the extensive parking options-there's a double lock-up garage, tandem carport, and ample off-street parking at the front, perfect for multiple vehicles, trailers, or even a caravan.

Inside, high ceilings create a wonderful sense of space, while the

6  1  4 

FOR SALE
\$825,000+

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

layout flows from the central living area to the dining and kitchen zones. All six bedrooms are thoughtfully positioned for privacy and functionality. Outside, the huge elevated alfresco deck overlooks a large, lush backyard with plenty of green lawn for kids or pets to enjoy, established fruit trees, and full Colorbond fencing for added privacy and security.

Tucked into a quiet, family-friendly pocket of Evatt, you'll be close to schools, parks, walking trails, local shops and cafés, with Belconnen Town Centre and the City just a short drive away.

This is a unique and exciting opportunity with great bones, excellent income, and a future full of possibilities.

For further information or to book a private inspection, please give Tim Russell 0416 087 834, Lukas Cole 0432 289 618, or Jackson White-Brettell 0421 479 376

Features:

- Approx \$1,200 per week rental income
- Double lock up garage
- Double tandem carport
- Solar
- 6 bedrooms
- Location
- Large 882m2 block
- Water tank
- Fruit trees
- Large alfresco deck
- High angled ceilings
- Car accommodation

Rates: \$3,090 pa approx
Land Tax: \$4,647 pa approx
EER: 1.5

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MORE DETAILS

Property ID	2GTPF9Q
Property Type	House
House Size	145 m2
Land Area	882 m2
EER	1.5

Tim Russell 0416 087 834

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