



9 Kissane Crescent, Evatt

## Backyard Bliss, Family Memories Start Here!

Positioned in the heart of the wonderfully family-friendly suburb of Evatt, this beautifully cared-for home is the kind of opportunity first home buyers, downsizers and savvy buyers wait for. Set on a generous 740m<sup>2</sup> flat block, this charming three-bedroom residence delivers space, comfort and a lifestyle that's easy to fall in love with.

Inside, the home is neat as a pin and immaculately maintained, offering three well-sized bedrooms, a tidy and functional bathroom, and light-filled living that feels instantly welcoming. Reverse cycle heating and cooling keep you comfortable year-round, while the thoughtful layout makes everyday living simple and practical. With a wheelchair-access ramp already in place, accessibility and ease of movement have been carefully considered, adding even more versatility to this lovely home.

Step outside and you'll discover where this property truly shines. The fantastic backyard is a dream for families and pet owners alike - spacious, secure and framed by beautiful established gardens that create a peaceful and private setting. The rear deck is perfect for weekend BBQs, entertaining friends, or simply relaxing with a morning coffee while the kids or pets play safely on the lawn. It's a space that

3 1 0

**AUCTION**  
Wed 25th Feb @ 6:00PM

**AGENTS**  
Lukas Cole  
0432 289 618  
lukas.cole@ljhkaleen.com.au

**AGENCY**  
LJ Hooker Kaleen  
(02) 6241 1922

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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feels both usable and inviting, offering that rare blend of charm, function and room to move.

Location is the icing on the cake. Evatt is loved for its leafy streets, strong community feel and outstanding convenience. You're moments from local schools, parks, walking trails and playgrounds, with nearby shopping centres, medical facilities and Belconnen Town Centre just a short drive away. Easy access to major roads makes commuting a breeze, while still enjoying the peace and quiet of a well-established residential suburb.

Cute, spacious, and move-in ready, this is a home with heart - offering lifestyle, comfort and future potential in one of Belconnen's most desirable family pockets. A true gem that's ready to welcome its next owners.

Please give Lukas Cole a call on 0432 289 618 for further information or to book a private inspection.

**Features:**

- Location
- Split system heating/cooling
- Ramp access
- Established gardens
- 740m2 Block
- Back deck with covering
- Vacant possession

Rates: \$3087 pa approx  
Land Tax: \$5630 pa approx  
EER: 1.0

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**MORE DETAILS**

Property ID	2GZGF9Q
Property Type	House
House Size	120 m2
Land Area	741 m2
EER	1

**Lukas Cole 0432 289 618**  
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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