



1/2 McClure Street, Evatt

The Perfect Blend of Practicality & Position

LJ Hooker Exclusive Auction Event | Wednesday, 10th December | Winnings Appliances 80 Giles Street, Kingston

FIND.

Perfectly positioned in a quiet pocket right across Evatt shops, this beautifully updated two-storey residence offers the ideal blend of convenience, comfort and low-maintenance living. Nestled next to leafy parkland and within footsteps of local cafés, takeaway and daily amenities, this home delivers an easy lifestyle in a peaceful, community-focused neighbourhood. Whether you're a first-home buyer, professional couple or investor, this is an exceptional opportunity in one of Belconnen's most convenient locations.

LOVE.

Spread across two well-designed levels, the home offers bright, open-plan living enhanced by fresh paint, new carpet and double-glazed windows throughout. The main living and kitchen area flows seamlessly onto a large balcony, creating an inviting space for everyday living and entertaining.

The ground floor features two well-appointed bedrooms with generous storage, one with a walk-in robe and the other with a built-in-robe and

2 1 1

FOR SALE
\$550,000+

AGENTS

Eoin Ryan-Hicks
0424 042 419
eoin.ryan-hicks@ljhooker.com.au

Olivia Schultz
0415 366 287
olivia.schultz@ljhkipax.com.au

AGENCY

LJ Hooker Kippax
(02) 6255 3888

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.

LJ Hooker

one offering direct access to a private courtyard for a peaceful indoor-outdoor retreat. An updated bathroom and a European laundry add to the home's practicality and modern comfort. With abundant internal storage and a flexible layout, this residence caters beautifully to those seeking contemporary upgrades, convenience and effortless living.

LIVE.

Located mere steps from Evatt Shops, this home offers unbeatable day-to-day convenience. Wake up to great coffee, pick up essentials in seconds and enjoy being right next to Evatt Takeaway for an easy dinner fix. The surrounding parkland is ideal for kids, pets and weekend relaxation, while Belconnen Town Centre, local schools and major transport routes are all within close reach. This is a rare opportunity to secure a stylish, move-in-ready home in a tightly held, family-friendly suburb.

ABOUT THE AREA

Local Transport:

- Quick access to bus routes connecting to Belconnen and the City
- Easy links to major arterial roads

Shopping & Dining:

- Evatt Shops at your doorstep (grocer, cafe, takeaway, bakery)
- Belconnen Town Centre
- Westfield Belconnen

Schools:

- Evatt Primary School
- Miles Franklin Primary School
- Melba Copland Secondary School

WHAT THE OWNER LOVES:

"The property has a spacious living area where we enjoyed many hours relaxing and ideal for hosting gatherings that can flow into the large balcony. With ample storage throughout, especially in the kitchen, with a convenient pullout pantry drawer design. The whole property receives an abundance of sunlight in the morning, and remains very light throughout the whole day. Convenient access across the road from medical services (clinic and pharmacy), variety of eateries, a local bar, grocer and newsagency, as well as parkland and playgrounds."

OVERVIEW:

- 2 Bed | 1 Bath | 1 Car
- Updated bathroom
- Open-plan living and kitchen
- Large balcony
- Freshly painted throughout
- New carpet
- Double-glazed windows
- European laundry
- Secure storage cage located within the garage
- Allocated parking space positioned beside a services bay
- Near-new split system installed approximately 2 years ago
- Modern dishwasher installed around 1 year ago
- Updated rangehood installed roughly 8 months ago

SIZE/RATES:

Living Size: 98m²; approx.

EER: 4.5

Year Built: 2007

Rates: \$2,134.74 pa approx

Land Tax: \$2,711.30 pa approx

Body Corporate: \$6,385.56 pa approx

All information contained herein is gathered from 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.

MORE DETAILS

Property ID 1HWUF9U
Property Type Townhouse
House Size 98 m2
EER 4.5

Eoin Ryan-Hicks 0424 042 419

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |
Eoin.ryan-hicks@ljhooker.com.au

Olivia Schultz 0415 366 287

Licensed Agent | Team Ryan-Hicks | olivia.schultz@ljhkipax.com.au

LJ Hooker Kippax (02) 6255 3888

Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615
kipax.ljhooker.com.au | kippax@ljhooker.com.au





Ground Floor



First Floor

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.

1/2 McClure Place, Evatt



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.

