






14 Evergood Close, Weston

## THE PERFECT LIFESTYLE AND LOCATION WITH NO BODY CORPORATE

Beautifully designed to embrace the qualities of its prized location, this immaculately presented, freestanding separate title home provides the very best of Weston Creek living. Ticking every box for a fool-proof purchase and suited to any type of buyer; quiet street just meters walk to Coleman Court, single level & low maintenance, these qualities merge flawlessly with a location that delivers the perfect blend of relaxed and care-free living.

Set back from the road, the home has a welcoming entrance behind easy care gardens and a covered patio/walkway. Inside, the entrance hallway with storage closet lead you to the living and dining areas. Embracing a coveted northerly aspect to the rear, the living and dining areas are spacious and segregated yet open for ideal entertaining and connectivity between the family. Both include purpose designed and built in cabinetry for ideal storage. The kitchen overlooks these spaces, incredibly well-maintained offering electric cooking and an abundance of storage space.

Sliding doors from the living area open wide to the rear courtyard,

3  2  2 

**FOR SALE**  
Auction

### AGENTS

Jane Macken  
0408 662 119  
[jane.macken@ljhwodenweston.com.au](mailto:jane.macken@ljhwodenweston.com.au)

Emma Irwin  
04224 15008  
[emma.irwin@ljhwodenweston.com.au](mailto:emma.irwin@ljhwodenweston.com.au)

### AGENCY

LJ Hooker Woden | Weston  
(02) 6288 8888

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**

effortlessly bringing the outdoors and sunny aspect in. The rear courtyard offers segregated paved entertaining areas, framed by beautiful easy-care established gardens.

Three generous bedrooms offer private retreat. The master bedroom is located at the rear of the home, embracing the same northerly aspect with stunning raked ceilings, a built-in robe, plus ensuite including both bath and shower - a rare find. The other two bedrooms also include built in robes and are serviced by the main bathroom, central to the bedrooms for your convenience, also featuring a separate bath and shower, ideal for any family.

Additional features include electric ducted heating and cooling, a good-sized laundry with built in storage and access to the front courtyard plus single garage with storage room and single carport with covered access to front door.

This beautifully maintained home is ideally located, walking distance Cooleman Court for excellent restaurants, grocery shops and facilities. Enjoy a quiet lifestyle, a perfectly move in ready home in this popular street with no body corporate attached.

Be quick, as this home will not last long.

- Single level, freestanding courtyard home
- North facing to the rear
- Immaculately maintained and presented
- Paved, low maintenance front and rear courtyards and gardens with new fences in the rear
- Separate living and dining areas, both with built in cabinetry
- Well maintained kitchen with plentiful storage and electric cooking
- Master bedroom with raked ceilings, ensuite with separate bath and shower
- Two additional bedrooms both with built in robes
- Main bathroom with separate bath and shower
- Ducted electric reverse cycle heating and cooling throughout
- Large separate laundry with storage
- Single garage with storage room plus single carport, both undercover to front door

Living size: 108m<sup>2</sup> living + 38.5m<sup>2</sup> garage & carport (approx.)

Land Size: 374m<sup>2</sup> (approx.)

Rates: \$3,066 p.a (approx.)

Land tax: \$5,575 p.a (approx.)

Construction: 1981

EER: 1.5 stars



## MORE DETAILS

Property ID	JCTH5W
Property Type	House
House Size	146 m2
Land Area	375 m2
EER	1.5

### Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |  
jane.macken@ljhwodenweston.com.au

### Emma Irwin 0422415008

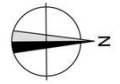
Sales Consultant to Jane Macken |  
emma.irwin@ljhwodenweston.com.au

### LJ Hooker Woden | Weston (02) 6288 8888

23 Briery Street, WESTON CREEK ACT 2611  
westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au



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.



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.

14 Evergood Close, Weston