

# 16 Norton St, Evatt, ACT, 2617



## House For Sale

Thursday, 14 November 2024

16 Norton St, Evatt, ACT, 2617

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Home Sweet Home

Please note, this property will be going to auction, on site, 12:30pm Tuesday 10th December 2024, unless sold prior. The advertised price guide is there to help give buyers a bracket to work from and can be updated as the campaign progresses. Offers prior to auction welcomed. The property will be offered with vacant possession, there is even the option for early access to move in prior to settlement so you could have your Christmas here!

Beautifully & immaculately presented, this owner-occupied home has been lovingly and meticulously updated throughout. There sure is a lot on offer fancy 2 private entertaining areas and a low maintenance yard? Maybe a huge double garage with great storage, or maybe a warm and cosy home & low energy bills is more your cup of tea. Well, the long list of features is sure to get all of the family excited.

Make sure to watch our detailed, walk through video it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this property inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it.

To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, just send us an email and it will be automatically sent to you.

EER of 6 stars

An excellent EER (energy efficiency rating) of 6 stars to keep you comfortable year-round and to save you \$\$ off your energy bills thanks to the:

- Double glazed windows & triple glazed patio door
- High quality insulation throughout the walls, ceiling & underfloor
- Ducted reverse cycle air-conditioning (electric cooling and heating)
- Reversible ceiling fans & door seals on all external doors

Inside

- Updated kitchen with gas cooking, stainless steel appliances including dishwasher
- Updated bathroom with bath & separate shower
- Large main bedroom with updated ensuite
- Raked ceilings in lounge room
- Vertical blinds in bedrooms, dining & lounge room. Main bedroom also has block out drapes
- LED down lights in most areas with thermal efficient hoods
- Built in robes in 3 bedrooms with full length mirrors
- Extraction fans in bathrooms & toilet with thermal efficient hoods
- Updated laundry with extra cupboards
- Rinnai instantaneous gas hot water (adjustable from 37 to 55 degrees)
- Brand new carpets
- Vinyl tile flooring
- Stainless steel blinds in kitchen & wet areas
- Security screens & deadbolts on front & back door
- Electric roof & eave venting, great to keep you cool come summer time.
- Alarm can be back to base

Outside

- 28 solar panels offering 9.99Kw, including 4 x batteries
- Huge double brick garage with 3 phase power & space for storage or a workshop
- Timber deck & insulated pergola attached to house
- 2nd pergola & paved entertaining area with built in BBQ in rear yard
- Colour bond fences & lockable gates providing a very private yard
- Extra parking for 3 cars out the front of the home
- Halogen lights under eaves in garage & house
- Established drought tolerant, easy care gardens & no grass to mow

2,000 litre water tank for your vegie patch

Garden shed

#### The Location

Direct North facing

Views of Black Mountain Tower

5 minute walk to the Evatt shops

Short walk to the bus stop via the siding laneway

Multiple schools in the area plus this home is located in the priority enrolment area for Miles Franklin Primary

Early access prior to settlement available if you want to move in before Christmas

Vacant possession & flexible settlement timeframes are available

To help buyers, we offer the following as part of our Friendly Auctions:

An advertised price guide

A digital brochure with everything you need to consider a purchase

A solicitor who can review the contract for FREE and provide a FREE Section 17 certificate (waiver of the cooling off) if you want to submit a pre-auction offer

Free valuations on any properties you own to help establish your current equity base or assist with finance approval

5% deposit on exchange pre-approved

#### The Numbers (approx.)

EER 6 stars

Block Size: 848m<sup>2</sup>

Land Value: \$570,000

Garage: 60m<sup>2</sup>

Internal living area: 122m<sup>2</sup>

Age: 45 years (Built 1979)

General Rates: \$3,198 p.a.

Water & sewerage rates: \$670 p.a.

Rental potential: \$900/week

Land Tax (investors only): \$5,907 p.a.