

2 Clancy Street, Evatt, ACT, 2617



House For Sale

Wednesday, 4 December 2024

2 Clancy Street, Evatt, ACT, 2617

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Josh Yewdall

0430213909

Open homes recommencing on the 11th of January 2025.

Entertainers Haven

Situated in one of the most in demand suburbs of Belconnen, this beautifully renovated and upgraded family home in Evatt provides the best in lifestyle and livability.

Originally built in 1978 over a 789sqm corner block, the home is a multi generational home which has had loving memories for over 30 years. Set with a ideal North facing aspect, there has been vast amounts of upgrades and renovations to the home to provide an open plan layout through the living, dining and kitchen and out onto the stunning entertainers deck that leads beautifully down into the backyard. The front courtyard is also a key feature as it is encapsulated with privacy hedging great for entertaining and kids play area. It's also lower off the street level ensuring a quieter surrounding.

The kitchen is equipped with an oversized island bench which is great for secondary dining, electric cook top, oven, canopy rangehood and integrated European laundry.

There are four bedrooms all with BIRs and walk-in-robe in the master bedroom. Two bathrooms that have been renovated with a beautiful neutral colour palette and ensuite in the master bedroom.

Location wise you are spoilt with a short walk to Evatt shops & Spence shops, terrific schooling options, local transport right out front and Westfield Belconnen only 7mins drive away.

Features

- * Stunning North facing aspect built over 789sqm corner block
- * Originally built in 1978 and has had upgrades and renovations throughout the home
- * 127sqm internal living + 2 car entry points on Clancy Streer & Copland Drive
- * Evap cooling + winter warming fire place
- * Mixture of single & double roller blinds on windows
- * Open plan kitchen equipped with an oversized island bench which is great for secondary dining, electric cook top, oven, canopy rangehood and integrated European laundry.
- * Four bedrooms all with BIRs and walk-in-robe
- * High quality laminate timber flooring through living areas and carpet in bedrooms
- * Two bathrooms with neutral colour palette and feature tiling
- * Solar panels
- * Double lock up garage with workshop + additional entry driveway on other side
- * Vast amounts of parking space for guests, trailers, caravans and more
- * Dedicated vege garden
- * Stunning 32sqm rear entertainers deck with large bi-fold glass doors, feature glass panel for natural light, bench seating and ceiling fan.
- * Backyard equipped with kids playground, entertaining spaces, landscaped gardens, fire pit and loads of storage capability under the deck.
- * Ideally located only a short drive to Westfield Belconnen, short walk to Evatt & Spence shops, local transport right out front and terrific schooling options nearby.

Rates: \$3,088pa (approx.)

UCV: \$544,000 (2024)

EER: 1.0

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