

# 7 Collins Pl, Evatt, ACT, 2617

## House For Sale

Saturday, 30 November 2024

7 Collins Pl, Evatt, ACT, 2617

**Bedrooms: 4**

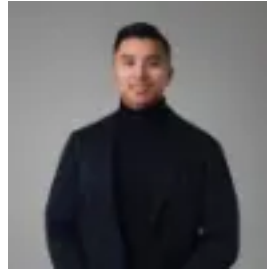
**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Grahame O'Brien



Tim Ngo

## Car enthusiasts' paradise with ample room for boats & storage

Tucked away in a quiet cul-de-sac in the central Belconnen suburb of Evatt, 7 Collins Place is a unique, well-presented home, positioned on a well-sized 717m<sup>2</sup> block, just a short walk from Evatt Primary School & Evatt shops. This great value home offers 2 segregated living areas, a sunlit front living room, separate family room & 4 bedrooms (2 with built in robes). The main bedroom is oversized & located at the rear of the home, with a separate external entryway. The heart of the home is the open plan kitchen, featuring a substantial island bench, electric oven, convection cooktop, dishwasher & plenty of bench space. There is also room for a built-in washer/dryer for total convenience.

Over time, the home has received a variety of upgrades including fresh paint, new flooring throughout & landscaped easy-care gardens providing lovely scenery from the front porch. A highlight of the home is the enormous rear lockable garage, large enough to hold 4 cars & all your boats, tools & toys with 4 separate entry points. It would suit car enthusiasts, mechanics or those just needing that extra bit of storage space. There is also a large hot tub for the ultimate workshop experience.

This home is an easy commute to Westfield Belconnen with a variety of dining, entertainment & employment options plus a host of recreational activity areas available at nearby Lake Ginninderra. It is also surrounded by plenty of open space with a choice of 5 surrounding playground options, all close by.

There are some unapproved items, however the property offers so much for so little & is priced accordingly - It is being sold as is. The home is also vacant & ready for a new family to move in & enjoy straight away. Come & see for yourself.

### Features:

- ☑ 4-bedroom family home in a quiet cul-de-sac
- ☑ 4 car garage with plenty of room for cars, boats & motorbikes
- ☑ Extra connected garages ideal for storage & workshop areas
- ☑ New flooring throughout
- ☑ Spacious main bedroom with external access & built in robes
- ☑ 2 segregated living areas plus a family room
- ☑ Sunlit front living room with large built-in bookcase
- ☑ Open plan kitchen with substantial island bench, electric oven, convection cooktop & dishwasher
- ☑ Ample hallway storage
- ☑ Main bathroom with sizeable shower
- ☑ Ducted gas heating
- ☑ Ducted evaporative cooling
- ☑ In-floor heating to the bathroom
- ☑ Easy care landscaped front gardens
- ☑ Fully enclosed paved courtyard at rear
- ☑ Multiple access points to garage from rear courtyard
- ☑ Outdoor electricity ports in rear courtyard
- ☑ 2000L water tank

### Essentials (approx.):

- ☑ Living size: 145m<sup>2</sup>
- ☑ Block size: 717m<sup>2</sup>
- ☑ Rates: \$2,896
- ☑ Land tax: \$5,126 (investors only)
- ☑ Year built: 1973