

# 78 William Webb Drive, Evatt, ACT, 2617

STONE

## House For Sale

Wednesday, 6 November 2024

78 William Webb Drive, Evatt, ACT, 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Hugo Mendez  
0421349916

## **Comfortable family friendly home on a 841sqm block.**

Auction to be held on Saturday 30th November 2024 at 12:00pm on site. Offers prior to Auction will be considered.

A beautiful, comfortable family lifestyle awaits with this charming three-bedroom residence in Northern Belconnen. Thoughtfully designed for suburban family living, this home balances open, light-filled spaces with the privacy and tranquillity families cherish. Featuring lush backyard gardens, this home provides an enchanting outdoor escape, perfect for relaxation or weekend gatherings with loved ones.

Inside, the spacious living area welcomes you with warmth and natural light, seamlessly connecting to a dedicated family space and a well-appointed kitchen. With generous bench space and quality appliances, the kitchen is designed to be both functional and inviting a place where family meals are made and memories are shared.

Each of the three bedrooms offers a peaceful retreat, complete with built-in robes for ample storage. The master suite is a highlight, featuring an ensuite for added privacy and convenience. With a layout that considers both practicality and comfort, every corner of this home feels thoughtfully crafted for ease of living.

Set in a family-friendly neighbourhood with convenient access to schools, parks, and shops, this Evatt home offers not only a welcoming space to live but also a community to belong to. The generous backyard and well-maintained gardens make it a unique find, combining lifestyle, location, and the essence of family-friendly design.

Make the most of everything Evatt has to offer, including the local shops, and multiple playgrounds and walking tracks. Located within the highly coveted Miles Franklin School zoning, along with a vast selection of other schools and only a short five-minute drive into Belconnen Town Centre.

Prime location, three-bedroom home with so much to offer.

Separate living and dining areas.

Kitchen features ample storage space, electric oven and gas cooktop.

Reverse cycle heating and cooling in the living room.

Privacy film on windows for privacy and cooling.

All bedrooms with built in robes.

Ensuite and main bathroom.

Laundry room and linen cupboard in the hallway.

8 CCTV cameras surrounding the property for extra security and with mobile monitoring

NBN Available.

Paved alfresco area, a great spot for BBQs and entertaining.

Enclosed and huge backyard, great for kids to play.

Large lock up garage plus two separate carports.

Ample driveway parking for extra vehicles.

Located a short drive to the local Evatt Shops and a 5-10 minute drive into Belconnen Town Centre for more shops, restaurant, transport options, schools, parks and other amenities.

Enjoy easy access to scenic Lake Ginninderra, nearby wetlands and the Parlourville Heritage Park, all within walking distance. Perfect for nature lovers and those who appreciate a peaceful setting close to home.

Block size 841sqm.

Rates \$880.91 per quarter, approx.

Land tax \$1539.45 per quarter, approx.

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