

**88 Ashkanasy Crescent, Evatt, ACT, 2617**



**House For Sale**

Thursday, 14 November 2024

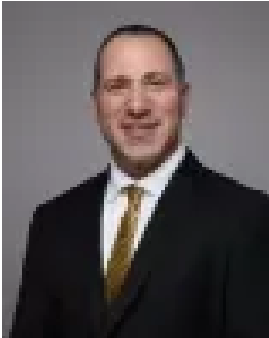
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**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Marios Arvanitis  
0261473396



Matt Sebbens  
0261473396

## **A Home with Heart and Space for the Whole Family**

Welcome to a truly exceptional family home that perfectly balances space, comfort, and location. Situated in a quiet, family-friendly street, this expansive 5-bedroom, 2-bathroom property offers an impressive 250m<sup>2</sup> of internal living space designed to accommodate the needs of multi-generational families. This is a home where everyone can have their own space while still coming together for those cherished family moments.

From the moment you step inside, you'll appreciate the thoughtfulness in every detail. The generously sized bedrooms are built to evolve with the family, adapting as children grow, while providing ample space for guests or even a home office. These oversized rooms offer flexibility and comfort that's hard to find, making this property an ideal long-term investment for any family.

Multiple living areas provide both privacy and connection, allowing family members to spread out and enjoy their own activities, whether it's a quiet reading space, a play area, or a cozy spot for movie nights. The spacious kitchen and dining area are the true heart of the home, designed to make mealtime gatherings a joy with plenty of room for everyone.

The convenience of off-street, secure parking, along with a large 56m<sup>2</sup> double garage, adds a practical touch, ensuring there's space for cars, bikes, and all the gear a busy family needs.

Beyond the walls, this home shines with its location. Positioned within walking distance to three primary schools, a high school, and a college, it's a dream setting for families. The local shops are just a short stroll away, offering cafes, boutiques, and essentials, making everyday life that much easier and more enjoyable.

88 Ashkanasy Crescent isn't just a home; it's a place where memories are made, a lifestyle that offers convenience, comfort, and community. For the astute buyer seeking space, style, and a superb location, this is a rare find.

### Key features:

- Evaporative cooling
- Ducted gas heating
- Functional kitchen with 40mm stone benchtops
- Three separate living areas
- Large, modern main bathroom
- Modernised ensuite
- Oversized Double garage
- Secure off-street parking
- Spacious, secure rear yard

### The numbers:

Internal living - 252m<sup>2</sup>

Garage - 54m<sup>2</sup>

Rates - \$3,785 per annum approx

Land tax (if rented) - \$6717 per annum approx.