

9 Lavan Place, Evatt, ACT, 2617



House For Sale

Thursday, 26 December 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House

Live the lifestyle, love the location!

Tucked away in a quiet street, this free standing four-bedroom home is easy living packed with potential. Well positioned on a 881m² (approx.) block, perfect to live in while planning a future upgrades, or simply move in and enjoy. With parkland close by and only a short walk to Evatt shops and Evatt Primary School, this property is all about lifestyle and location.

FEATURES

- Large family home in a peaceful cul-de-sac
- Formal living and dining area
- Kitchen with good storage and bench space and adjacent meals area
- Separate family room
- Four bedrooms, three with built-in robes
- Master bedroom with walk-through robe and ensuite
- Large main bathroom with bath tub
- Laundry with powder room
- Double garage with automatic door and internal access
- Single carport (will fit two small cars), with garage door and access to rear garden
- Huge rear sunroom, perfect as an additional living space or multi-purpose room
- In-ground swimming pool and spa
- Solar panels
- Large backyard
- Freshly painted throughout
- Reverse cycle unit in second bedroom
- Walking distance to Evatt Shops and Evatt Primary School
- Short drive to Miles Franklin Primary School, Belconnen Town Centre and Lake Ginninderra

WHAT THE SELLER LOVES ABOUT THE HOME

1. Great for hosting parties with pool, spa and big pool table (included if you wish).
2. Views of the Brindabellas from two of the upstairs bedrooms.
3. Great Shady rear garden to relax in and read a book.

STATISTICS (all figures are approximate)

EER: 1.0

Living Area: 163m²

Garage: 39m²

Carport: 33m²

Construction: 1982

Block Size: 881m²

Land Value: \$594,000 (2024)

Rates: \$825 per quarter

Land Tax: \$1,542 per quarter (only applicable if not primary residence)

Rental Range: \$680 - \$710 per week