

**1 Roseby Street, Page, ACT 2614**



**Sold House**

Friday, 1 September 2023

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 805 m2**

**Type: House**



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**\$880,000**

Brilliantly centred on an 805m<sup>2</sup> corner block opposite parkland, this single-level updated home takes full advantage of its surrounding gardens to provide green views from every room. An impressive list of new features means you can start enjoying this home and its gardens immediately. Everything, from the bathrooms to the kitchen appliances and the flooring to the air conditioning system, has recently been installed. There are even high-end European double-glazed windows throughout. A special bonus of this property is the garden studio with its own entrance, new ensuite bathroom, and insulation in the walls and ceiling making it ideal as a teen retreat or home office. In the main house, the open floorplan in the living rooms provides a line of sight from the living room at the front of the home to the dining room at the rear and, beyond that, the covered entertainer's deck which is accessed through charming timber-framed French doors. The master bedroom enjoys a well-planned ensuite with floor-to-ceiling tiles while two additional bedrooms are serviced by the new family bathroom with walk-in shower and separate bathtub, and toilet in a separate room. A short walk through parkland will bring you to St Matthew's Primary School and less than 10 minutes further will take you to Hawker Shops and Olive at Hawker, hailed as Canberra's best Greek restaurant. Belconnen Town Centre can be reached by car or bicycle in only 5 minutes.

Features:

- Family home on corner block opposite playground
- New acoustic insulation in the bedrooms and bathrooms
- Reverse-cycle and ducted air-conditioning and ceiling fans
- New flooring
- Three-phase power
- Solar illuminate lights
- Double-glazed German windows
- Updated kitchen with excellent workflow and island bench
- 900mm oven
- Bosch dishwasher
- Electric cooktop
- Cosiflor top-down/bottom-up honeycomb blinds to master and bedrooms 2 and 3
- Mirrored built-in wardrobes to master and bedrooms 2 and 3
- Powder room
- New bathroom and ensuite, both with floor-to-ceiling tiles and Tastics