

# 1 Toona Place, Rivett, ACT 2611

## House For Sale

Wednesday, 8 May 2024



1 Toona Place, Rivett, ACT 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Chris Wilson  
0418620686



Jack Wilson  
0402367713

## Auction 1/6/24 at 10:30am

If you have been looking for a property to revive and turn into the house of your dreams, then your search is over. This 3 bedroom, 2 bathroom home with separate lounge and dining areas is oriented perfectly on a large north facing 732m<sup>2</sup> block. Located in the heart of coveted Western Creek this Rivett home is conveniently located near the Cooleman Court shopping centre and offers easy access to the picturesque Mount Stromlo walking trails, Hindmarsh Drive, excellent local schools and Woden Plaza. Standout features include:

- Endless potential for renovation
- Perfect northerly orientation
- Privately built home
- Close to good schools including Duffy and Chapman primary schools
- Easy access to Cooleman Court Shopping Centre and Woden Plaza
- Short drive to Mount Stromlo
- Close to reserve and parkland
- 3 bedrooms with built in robes
- Single brick garage
- Brick veneer

UCV: \$584,000  
Block Size: 732m<sup>2</sup>  
House Size: 141m<sup>2</sup> (approx.)  
Year of Construction: 1972  
EER: 1.5  
Outgoings: General Rates: \$798 p/qtr (approx.)  
Land Tax (investors): \$1,361 p/qtr (approx.)

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