

102 Bangalay Crescent, Rivett, ACT 2611

House For Sale

Thursday, 16 November 2023

LUTON

102 Bangalay Crescent, Rivett, ACT 2611

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 767 m2

Type: House



Tim and Justine Burke
0411878587



Julia Atkinson
0410141016

Auction

This thoughtfully renovated, freshly painted family home sits proud on its neat easy-care block on the high side of the road. Changes over the years have succeeded in modernising a house with already pleasing bones by opening up the living areas and creating an outdoor space for enjoyment year-round. The entryway takes you into a short hall with the open-plan living and dining area on your left, graced with lovely natural light and a sense of peace and space. From the dining area you can turn right into the updated kitchen with its Bosch appliances and well designed storage areas. Or you can head straight out past the laundry (with extra toilet) into the backyard where, on your right is a wonderful covered, screened in outdoor seating area. It's shady and well situated to catch breezes as well as enjoying an eye-level view of the wonderful backyard that provides abundant space for kids and four legged friends. The main bedroom is at the front of the house and is spacious with a double built-in wardrobe and a room to the side which is perfect as a nursery or a study. This room has more built-in storage. There are two more generous bedrooms, each with double built-in wardrobes with mirrored doors. The bathroom has recently been renovated with modern finishes and shuttered windows. Year-round comfort can be assured thanks to zoned ducted reverse cycle heating/cooling which can be controlled remotely by smart phone. The garden too has zoned, smart phone operated watering systems. Virtually across the road is childcare and just beyond that Rivett oval – perfect for kid play and dog walking. This area is zoned for well-regarded Chapman Primary which is in walking distance. Buses to Woden and the City also stop right out the front. This is a perfect starter home for a young family who want to move in and get on with life without the bother of renovating. Features:- Open-plan living/dining area- Renovated kitchen with Bosch stove/oven & dishwasher- Separate laundry with extra toilet- Zoned ducted reverse cycle heating/cooling- Three generous bedrooms plus study/nursery off the main bedroom- Renovated bathroom- Freshly painted- Zoned, remotely controlled sprinkler system- Easy care, family friendly backyard- Tandem carport plus 2 sheds- Rental appraisal of \$610 to \$650 per week EER: 2 Land Size: 767m² Living Size: 121m² (approx.) Land Rates: \$3,111 p.a (approx.) Land Value: \$565,000 (approx.)