

# 11 Kiddle Crescent, Richardson, ACT 2905



## Sold House

Wednesday, 24 April 2024

11 Kiddle Crescent, Richardson, ACT 2905

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 1151 m2

Type: House



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**\$999,000**

11 Kiddle Crescent, Richardson presents its new owners with exciting opportunities. Positioned on a sizeable parcel of land, the property features a floor plan with generous bedrooms, two bathrooms, spacious living areas, and a dining and kitchen layout that flows seamlessly. These elements offer both ample space and practical functionality. Enjoy the existing features or further modernise and extend to help create your next dream home. Welcoming you in with a sprawling front yard of established gardens and shady trees, the residence begins with a living room where cozy movie nights can be had by the crackling open fire or hosting lively gatherings around the built-in bar. This in turn stretches through to bedrooms four and five. An adjacent dining room then steps into the functional kitchen which has been thoughtfully updated. Continuing off this space, day-to-day life can be enjoyed in the family/meals area or on sunny, winter days, relax by the slow combustion fireplace in the rumpus/playroom and enjoy views of the bird lover's garden through the windows. To complete the liveable layout, a total of five bedrooms are distributed throughout the home. Among them, three feature built-in robes and the master an ensuite. Wander a little further and you will find the main bathroom and separate toilet. The expansive backyard offers a canvas for your landscaping dreams while a double enclosed carport is attached to the side of the home and a spacious shed for further storage if required. Additional practical features include a Mitsubishi Electric reverse cycle air conditioning system, an enormous laundry with direct access to the rear garden, gates that allow access to the back garden when necessary, and a U-shaped driveway that offers abundant off-street parking and convenient access to the front door. So, if you are looking for your next family home with great potential to add further value or wanting to add to your investment portfolio we would love to show you through. Please call anytime for more information, come along to one of the scheduled open homes or contact us for a private inspection. Why this home is solely for you: \* Family home situated generous 1151m2 block \* Spacious design with generous bedrooms and large living areas \* Cozy living room with an open fireplace and a built-in bar \* Seamless integration of dining and kitchen spaces \* The updated kitchen is equipped with a Bosch oven, Omega gas cooktop, a Brilcon range hood, a dishwasher and 20mm stone bench \* Family/meals area and a rumpus/playroom with a slow combustion fireplace and garden views \* A total of five bedrooms, with three featuring built-in robes and the master having an ensuite \* The main bathroom offers twin sinks, a bath and shower, with a separate toilet \* Large laundry with direct access to the rear garden \* Mitsubishi Electric reverse cycle air conditioning for year-round comfort \* Expansive backyard for outdoor activities \* Large shed in the backyard offers additional storage \* U-shaped driveway enhances accessibility, adds parking space, and enables smoother loading and unloading of passengers and goods \* Completely enclosed tandem carport and a single carport in the backyard provides you with plenty of parking