

117 Petterd Street, Page, ACT 2614



Sold House

Monday, 14 August 2023

117 Petterd Street, Page, ACT 2614

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 932 m2

Type: House

\$877,200

AUCTION 5th July, 6pm, LJ Hooker Canberra City Office, City Walk Bidding Guide - \$799,000+ This remarkable property boasts a unique blend of charm and character, making it a captivating home. With 4 bedrooms, 1 bathroom, and an array of delightful features, this residence offers a truly one-of-a-kind living experience. Greeted by an inviting entrance flooded with natural light. The glass timber doors open up to a spacious front living area, featuring a unique timber built-in bookshelf and ample space to relax. 3 of the bedrooms are equipped with built-in wardrobes, with the two end bedrooms rivaling each other in size, both serving as the primary suites. These rooms bathe in sunlight and offer picturesque green views from their windows. Beyond the bedrooms, discover two separate living areas that provide flexibility for various lifestyles. The separate dining area creates a dedicated space for hosting gatherings and enjoying meals in style. Sitting on an expansive 932sqm block with the added bonus of RZ2 zoning, this property boasts an outdoor entertaining area that will impress as well as plenty of green space for the kids to enjoy. Delight in barbecues and gatherings in the woodfire barbecue zone, while the generous green space invites outdoor activities. Established trees envelop the property, creating a serene atmosphere, and a thoughtfully designed pathway gracefully wraps around the yard. A pleasant surprise awaits beneath the house—an ideal spot for a retreat/breakaway room or an extensive storage area complete with a wine cellar. This versatile space caters to your unique needs and enhances the property's potential. For year-round comfort, enjoy ducted gas heating and ducted evaporative cooling. You also get to enjoy an automatic double garage providing direct access to the backyard, ensuring ease of transportation and secure storage for your vehicles. Don't miss the chance to call this enchanting property your home. With its character-filled living spaces, spacious bedrooms, remarkable outdoor area, and hidden treasures, 117 Petterd Street offers an exceptional living experience. Book your viewing today and come and fall in love. Rates: \$2,392 p.a. approx. Land Tax: \$5,508 p.a. approx. EER: 1 All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.