

12 Cassia Place, Rivett, ACT 2611



Sold House

Thursday, 16 November 2023

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Bedrooms: 3

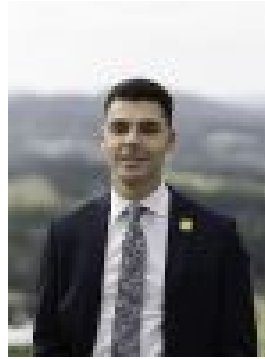
Bathrooms: 1

Area: 653 m2

Type: House



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\$870,000

Beautifully located in an elevated cul-de-sac and just meters from parkland with playground, sits the perfect location for peace and privacy. This lovely home offers a wonderful burst of freshness as you enter its modern and sun-bathed interiors. Having been updated for effortless living, it won't be hard to imagine your life here as you settle in and take advantage of the both the location and lifestyle on offer. The open plan living space incorporates a sleek kitchen, which in addition to being extremely well-appointed, also provides a vibrant pop of colour via the glass splashback. It's from here you'll be able to access the entertaining deck, sized to accommodate all your friends and family, and also offering a bird's eye view of the surrounding gardens. In addition to three generous bedrooms, each with built-in robes, a striking contemporary bathroom punctuated with black matte accents is also sure to impress. What sets the home apart is the inclusion of a huge, air-conditioned studio at the rear - suitable for any number of uses - and the beautiful outlook over Cooleman Ridge and Mount Taylor you'll be afforded from the front of the home when the autumn leaves fall from the trees. Truly picture perfect. Offering immediate comfort and liveability, #12 Cassia Place has exceptional future extension potential. Ideal for both first home buyers and downsizers alike, this gorgeous home will leave you waiting for nothing. Property features include:

- Quiet cul-de-sac position surrounded by friendly neighbours.
- An elevated position affording it leafy outlooks to Mt Arawang and Cooleman Ridge
- Delightfully open plan living space effortlessly incorporates lounge and dining zones
- Timber floors adorn the living area
- Stylish modern kitchen with stone benchtops, electric cooktop, dishwasher, walk-in pantry
- Large spotted gum timber deck extends from the dining area, covered with a shade sail
- Three light-filled bedrooms, each fitted with built in wardrobes
- Contemporary bathroom features a frameless shower with luxurious rain shower head
- Ducted gas heating and evaporative cooling
- Internal laundry and linen cupboard
- Huge, air-conditioned studio at the rear, ideal for any number of uses
- Gated parking to the side of the home, plus plenty of additional driveway parking
- Established backyard enjoys a sunny northern aspect, and productive vegetable gardens and fruit trees
- Garden shed
- Rates: \$3,291pa
- Land Tax: \$5,653pa (Investors only)
- UV: \$645,000 (2023)
- Living: 92.43sqm, Studio: 25sqm
- Block: 653sqm
- EER: 1.5

Close proximity to:

- Rivett Shops
- 2x local early learning centres
- Chapman Primary School
- Mount Stromlo High School
- Cooleman Court Shopping Centre
- Westfield Woden
- Public Transport

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.