

13 Epacris Place, Rivett, ACT 2611

House For Sale

Friday, 3 May 2024



13 Epacris Place, Rivett, ACT 2611

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 798 m2

Type: House



Brett Hayman
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\$949,000 +

At the end of one of Rivett's best kept secret quiet cul-de-sacs, adjoining parkland, is this extended 3 bedroom home. Families, first home buyers and investors alike are sure to be inspired by the excellent location, comfort and convenience of 13 Epacris Place. The light filled design incorporates large windows throughout, offering a leafy outlook to the mature gardens. The well equipped kitchen features an abundance of bench space with a large breakfast bar, great storage, a gas hob and electric oven. Relax with family and friends in the generous sized open plan living areas that include a family room, meals area and second living area. These spaces flow out through sliding doors to the front deck, backyard and a private alfresco area, ideal for quiet coffee or glass of wine. For those that love outdoor entertaining, there is another merbau deck adjoining the rear, low maintenance garden, perfect for barbeques. Accommodation is provided by three bedrooms, all with built in robes and serviced by the cedar lined bathroom, complete with a spa nestled in a corner window that overlooks a private courtyard. Other features include new gas central heating and a reverse cycle air conditioning in the main living for year round comfort, single carport and garden storage. Tucked away at the end of Epacris Place on a 798m² block, the home also features refurbished wrap-around hardwood decks, perfect for soaking in the peaceful surrounds or watching the kids and pets play in the backyard. Well worth the inspection, this home is ready for you to make your own!

Additional features:- New ducted gas heating system- Reverse cycle heater/AC. in main living area- Cedar lined bathroom with courtyard- Brand new carpets throughout- Refurbished hardwood decks surround.- Large kitchen with ample storage and benchspace- Single carport with garden storage behind

EER: 3.0 Living area: 135 m² (approx) Rates: \$3,354 pa (approx) Land Tax: \$5,788 pa (approx) Land Size: 798 m² Land Value: \$660,000 (2023)