

# 13 Salsola Street, Rivett, ACT 2611



## Sold House

Thursday, 12 October 2023

13 Salsola Street, Rivett, ACT 2611

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 747 m2

Type: House



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**\$818,500**

Welcome to this fantastic opportunity nestled in a quiet loop location with Yates Garden Greenspace right at the end of your street. Whether you're a first-time homebuyer eager to step into the Weston Creek real estate market or an aspiring homeowner with dreams of building your dream abode on a spacious, flat block with an inviting eastern aspect, this property is your canvas for creating your perfect living space. Offered for the first time in over 35 years, this charming home has been thoughtfully improved over time to offer an inviting open-plan living area, complete with an updated kitchen boasting ample bench space, clever storage solutions, modern electric cooking, and the convenience of a dishwasher. With three comfortable bedrooms and a stylishly updated bathroom, this home has been designed with your family's needs in mind. Outside, you'll find a double garage with power, enhancing your convenience, along with Colorbond fencing that provides both security and privacy. The expansive flat grass area is perfect for outdoor activities and relaxation, while generous off-street parking ensures you'll never run out of space for your vehicles. Location-wise, you couldn't ask for more. Within walking distance, you'll find the Rivett Shops, sprawling open playing fields, the vibrant Coleman Court shopping precinct, and convenient public transport options. This home presents an excellent entry point into the ever-popular Weston Creek market, combining a peaceful setting with easy access to all the amenities you desire. Don't miss out on this incredible opportunity to make this house your home or bring your dream house plans to life on this generous 747m<sup>2</sup> parcel of land. Contact us today to arrange a viewing and embark on your journey to Weston Creek living!

**The Perks:**

- Quiet location
- East facing to the rear
- Generous block
- Updated home with open-plan living
- Updated kitchen and bathroom
- New window furnishings
- Three bedrooms, two with a built-in wardrobes
- Reverse cycle split system located in the living
- Gas wall heater
- Colorbond fencing
- Water tank
- Two car garage plus off-street parking
- Located close to local schools, shops and parks

**The Numbers:**

- Living: 106m<sup>2</sup>
- Block size: 747m<sup>2</sup>
- Garage: 40m<sup>2</sup>
- Year of construction: 1971
- Rates: \$3,323 per annum approx.
- Land tax: \$5,721 per annum approx.