

# 16 Casuarina Street, Rivett, ACT 2611



## Sold House

Wednesday, 8 November 2023

16 Casuarina Street, Rivett, ACT 2611

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 807 m2

Type: House



Tom Ellis

0412622006



Ashleigh Curtis

0262886277

## Contact agent

This tastefully renovated and beautifully presented three bedroom home is ready for the new owners to move straight in and enjoy their first Christmas gathering in their new home this year! The home is centrally located in an elevated position within easy walking distance of; local shops, schools, an abundance of playing fields, public transport, and open parkland. The sweeping corner block position with established gardens provides extra green space between yourself and neighbours with the advantage of extra privacy. Inside, the home is move in friendly with a renovated kitchen that boasts plenty of cupboard space, gas cooktop and an under-bench oven. The bathroom renovation has created a spacious area with a modern feeling. You won't run out of hot water ever again with the instant gas hot water service. The raked ceilings create a feeling of extra space and the polished timber floor boards add a touch character to the home. There is ducted gas heating for the cooler months and a Daikin reverse cycle air condition unit ready for the warmer summer months. The secure garden provides plenty of room for children and pets to play and a BBQ with family and friends. Added features in the garden include a water tank and a storage area/workshop located behind the double carport. Features include:- North facing- Ducted gas heating - Reverse cycle air conditioning- Gas cook top- Renovated bathroom- Polished timber floorboards- Raked ceilings- Instant gas hot water- Water tank- Double carport- Workshop/shed with power- Secure gardens- Walk to shops, schools and transport Rates: \$3,193pa approx Land tax: \$5,443pa approx (if rented) Block size: 807sqm Land value: \$584,000