

16 Eugenia Street, Rivett, ACT 2611

LUTON

House For Sale

Friday, 24 May 2024

16 Eugenia Street, Rivett, ACT 2611

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 743 m²

Type: House



Julia Atkinson
0261780200



Tim and Justine Burke
0261780200

Auction

Located in the heart of Weston Creek in the family favourite suburb of Rivett, this well-maintained home has been tightly held in the family since the 1970's. On offer is three bedrooms, one bathroom and an oversized single car garage, great for storing the car and any excess home items. As you enter the home you're greeted by the appealing light filled living room with new carpet, updated LED lights, and a fresh coat of paint throughout, making the home ready to move in to. Ducted gas heating is provided with a reverse cycle split system in the lounge room. The kitchen has a lovely outlook to the fully enclosed and established backyard with gate access to the oversized single car garage with an automatic door. The charming home is within walking distance to the Rivett Shops, and a short Drive from Cooleman Court and Chapman Primary School offering the perfect lifestyle for a family. Ready for enjoyment on a quiet loop street, you should be sure to view this property before it gets snapped up!

Features- Located on a quiet loop street- Great sized 743m² block- Light filled living- Three bedrooms with two built-in wardrobes- Ducted gas heating- Reverse cycle split system- New carpets and LED lights throughout- Fresh coat of paint- Kitchen window overlooking backyard - Gas stove cooktop- Established, freshly mulched gardens- Oversized single car garage- Walking distance to Rivett Shops, Rivett Oval and a short drive to Cooleman Court and Chapman Primary School- Rental appraisal of \$600 to \$650 per week EER: 1.5 Land Size: 743m² Living Size: 92m² (approx.) Garage size: 40m² (approx.) Land Rates: \$3,242 p.a (approx.) Land Value: \$632,000 (approx.)