

# 16 Nelumbo Street, Rivett, ACT 2611



## House For Sale

Wednesday, 8 November 2023

16 Nelumbo Street, Rivett, ACT 2611

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 683 m2**

**Type: House**



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## Auction

Auction Location: Onsite Tucked away in a quiet loop street and set on a level 683m<sup>2</sup> parcel of land; this residence is perfect for those looking for a home that they can move into and also add their own personal touch with some further renovations down the track. You will be impressed with the generous main living area and the separate kitchen/family room that enjoys a Northerly aspect. The bedrooms are also a good size and the bathroom is neat and tidy with a separate toilet. To complete the picture the rear yard is fully fenced and allows plenty of room for further extensions or garaging. Conveniently positioned just moments away from the local Rivett Shops, the vast array of amenities at Cooleman Court, public transport, local schools and with easy access to the Tuggeranong Parkway, this home offers loads of potential and is a must to inspect! Living size: 104m<sup>2</sup> Block size: 683m<sup>2</sup> UV: \$576,000 Rates: \$3136 pa Land tax: \$5322 pa (only if rented) Property Features North facing to the rear of the home Room in the rear for extensions or garaging New carpet laid in living, hallway and bedrooms Neat and tidy kitchen/meals Generously sized living area Truss roof framing making it easier to remove internal walls Potential to renovate and extend Plus a host of other features!