

17 Rivers Street, Weston, ACT 2611

House For Sale

Thursday, 30 May 2024



17 Rivers Street, Weston, ACT 2611

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Chris Wilson
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Jack Wilson
0402367713

Auction 22/06/24

We offer to the market a delightful, cottage style brick home. Filled with natural light, this home has a warm and inviting feel which is enhanced by the fresh paint applied throughout the home and new carpet. With a classic floorplan, the three bedrooms are nicely separated from the main living areas. In the heart of the highly sought-after suburb of Weston, this home is ideally located. It's a five-minute drive to the vibrant Cooleman Court precinct containing major supermarkets including Woolworths and Aldi and popular restaurants and cafes. Also close to great schools such as St Jude's Primary, Canberra Montessori School and Arawang Primary School, this home is a wonderful opportunity for a family looking to move straight in and make it their own. Features include;

- Three bedrooms two of which have built-in robes.
- Electric stove and oven
- Freshly painted
- New carpet throughout
- Large double garage with workshop
- Flat 650m² block
- Walking distance to Cooleman Court, Short drive to Woden Town Centre

UCV: \$606,000 Block Size: 650m² House Size: 95m² (approx.) Year of Construction: 1975 EER: 0.5 Rental Appraisal Estimate: \$620 - \$660 per week Outgoings: General Rates: \$793 p/qtr (approx.) Land Tax (investors): \$1,350 p/qtr (approx.) Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.