

17 Yate Gardens, Rivett, ACT 2611

LUTON

Sold House

Tuesday, 15 August 2023

17 Yate Gardens, Rivett, ACT 2611

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 1124 m2

Type: House



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Contact agent

With great street appeal this family home sits high on the hill facing onto greenspace with a park for the kids across the road and out the back views looking out to the valley. Walking into the property you're greeted by the renovated floating deck flowing on to the large double-glazed doors, which let an abundance of light into the main living areas of the home creating a warm and inviting feeling. The kitchen has been renovated with a stone island bench, gas cooktop, electric oven, and the kitchen sink has a lovely outlook through the windows straight to Coleman Ridge. The four bedrooms are tucked away down the hallway, all with built-in wardrobes, and all with easy access to the updated bathroom. A utility/rumpus room downstairs with a small kitchenette and a two-car garage. Year-round comfort is assured with a gas fireplace and evaporative cooling and a five star energy rating. The versatile living space has lots of room to accommodate for a large dining room table, and a gas fireplace to keep you warm in the colder months. The dining room then flows on to the spacious deck appealing to the entertainer with views looking out to Woden Valley. As you head down the steps you will notice the sizeable block that comes with a designated space for a fire pit for the adults and a large cubby house with climbing wall, swing set and large trampoline included for the children. Given the size of the block there is still plenty of space to incorporate your own changes or to add a chicken coop or vegetables garden. The property is in close proximity to Rivett and Chapman shops, Stirling netball and playing fields, also in the catchment area for Chapman and Duffy Primary School. For those that want to enjoy the outdoors the home is in the area for the Stromlo Forest Park mountain bike centre and the new Stromlo Leisure Centre. Features-
- No homes in front, facing a nature reserve-
- Looks out onto Woden Valley and Coleman Ridge-
- Open plan living-
- Renovated kitchen-
- Four bedrooms-
- Light filled living-
- Gas fireplace and evaporative cooling-
- Workspace downstairs-
- Sizeable block-
- 4000L water tank-
- Solar panels-
- Quiet street-
- Playground equipment-
- Mature trees and plants-
- Carport space-
- Catchment zone for Chapman and Duffy Primary School-
- Walking distance to local shops-
- Rental appraisal of \$660 to \$710 per week
EER: 5
Land Size: 1124m²
Living Size: 145m² (approx.)
Land Rates: \$3,343 p.a (approx.)
Land Value: \$743,000 (approx.)