

**18 Kiddle Crescent, Richardson, ACT 2905**

**CARTER + CO**

**Sold House**

Friday, 11 August 2023

18 Kiddle Crescent, Richardson, ACT 2905

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



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## Contact agent

The Features You Want To Know! + Perfectly manicured gardens front and rear + Quiet family focused street + Gardens featuring a variety of roses and camellias + Large spacious family living + Segregated formal dining and lounge + Open plan family and meals rooms + 4 Bedrooms all with built in robes + Bedrooms with ceiling fans + 4 Car accommodation includes 2 Car ports and large garage to rear + Garage to rear includes space for workshop + Wheelchair friendly with rear ramp and main bedroom and ensuite accessible in design + Velux skylight to kitchen + Kitchen features Bosch induction cooking and Westinghouse ovens + Full size laundry + Security screens to all external doors + Outdoor entertaining with covered alfresco and manual shutters + Family friendly with plenty of yard space for the children + Irrigation front and rear+ Built in Jarrah timber cabinetry + Jarra like vinyl flooring throughout

**Why You Want to Live Here!**Introducing 18 Kiddle Street, Richardson - A Perfect Family Home!Discover the epitome of family living with this charming 4-bedroom, 2-bathroom home nestled on a generous 954m<sup>2</sup> block of land. Thoughtfully designed to accommodate the needs of modern families, this residence offers a harmonious blend of space, comfort, and style.Step inside, and you'll immediately be captivated by the warmth and charm that fills every corner of this delightful home. With multiple living areas thoughtfully spread throughout the home, there's ample room for everyone to relax, unwind, and enjoy.Spending quality time with loved ones in the cozy living room, hosting family dinners or entertaining your guests this home caters to all. But it doesn't end there! Step outside into a tranquil oasis of meticulously manicured gardens that embrace the property, providing an inviting retreat for everyone. Here, children can play freely, and adults can indulge in some peaceful solitude amidst the beauty.Located in the heart of Richardson, this incredible family home enjoys the convenience of being within close proximity to schools, parks, shopping centers, and other essential amenities, making daily life a breeze.Don't miss the opportunity to make 18 Kiddle Street your forever home. The place where families can grow, laugh, and create lasting memories. Embrace a lifestyle of comfort and convenience; your dream family home awaits. The Statistics You Need To Know!Block: 9Section: 403Rates: \$2,718 Per Annum (approx.)Land tax: \$4,365 Per Annum (if rented)Rental Appraisal: TBAUV: \$507,000 (2022)Land Size: 954m<sup>2</sup> (approx.)Total Living: 196m<sup>2</sup> (approx.)Garage: 44m<sup>2</sup> (approx.)Carport; 2 Carports 37m<sup>2</sup> (approx.)Total house size: 277m<sup>2</sup> (approx.)Heating and Cooling: Electric reverse cycle split system to family as well as ducted gas heating throughout. Built 1982