

2 Grimshaw Street, Richardson, ACT 2905

Sold House

Wednesday, 6 September 2023



2 Grimshaw Street, Richardson, ACT 2905

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 1112 m2

Type: House

\$1,011,000

Buyers price guide from Mid \$900's This property is scheduled to go to Auction at our Collective Auction Spring Floriade event When. Sunday 8th October 2023 Where. Tulip Stage at Floriade Time. Doors open at 11.30am. Auctions start at 11.50am. Proudly positioned on a substantial & level land holding of 1,112m², this thoughtfully considered 4-bedroom, 3-bathroom family home caters to a wide variety of highly desired wants & needs your family have been tirelessly searching for. Very rarely does a residence with a multitude of living possibilities present itself to the market. This home has it all & is ready for you to move into. Welcome to your new home! The first wing of the home is purely dedicated to the kids. This area features 3 bedrooms & 2 bathrooms. All rooms include built-in storage of their own with bedroom 4 offering its very own ensuite. Both bathrooms have been well kept & present as updated over the years. The second wing of the home is purely dedicated to the parents. This area offers a generous sized main bedroom & renovated ensuite with double sink, the boxes are well & truly ticked here! Arguably the star of the show & hub of every home, the stunning & tastefully renovated kitchen offers expansive bench space, a myriad of storage options both above & below bench as well as quality appliances even the discerning home chef will approve of. Additional features include a walk-in pantry, breakfast bar, built-in dishwasher, 900mm gas cooktop & electric wall-oven. Family living within the home is well taken care of by a separate lounge-space toward the front of the home. Offering a perfect space for everyone to get together & watch a movie or two with the built-in projector. Flowing off the kitchen is an additional living & dining space linking the hub of the home right through. The yard offers a large lawn area for the kids to run around & wear off their energy, plus full secure Colorbond fencing on all sides to keep both your kids & pets safe at all times. Beyond the lawn area is a great covered outdoor entertaining space, perfect for family gatherings in the privacy of your own yard. Additionally, to the family residence is a self-contained 2-bedroom, 1 bathroom studio space. Perfect for extended family members or an oversized family needing more space to grow. Ready to move into, light filled & functional family living, this one has everything & more you've been searching for!

The Perks:

- Oversized north-facing single level residence
- 2-bedroom self-contained studio space
- Hybrid timber flooring throughout living, dining & kitchen space
- Ducted reverse cycle air conditioning (heating & cooling)
- Freshly painted throughout
- Freshly laid carpet to all bedrooms
- Fully renovated kitchen featuring quality appliances
- Electrolux electric oven
- 900mm Ariston gas cooktop
- Built-in Bosch dishwasher
- Expansive island benchtop with waterfall edges
- Updated main bathroom featuring shower over bath
- Fully renovated ensuite with double sink
- Segregated main bedroom
- Built-in robes through all bedrooms
- Renovated laundry with ample storage options
- Large sunroom area
- Level lawn area for kids & pets
- Ample additional off-street parking

Above average building report The Numbers:

- 177m² living of space + 37m² sunroom
- 54m² self-contained 2-bedroom studio
- 24m² tandem carport
- Substantial level land holding of 1,112m²
- Rental estimate \$770 - \$800 per week approx.
- Energy efficiency rating of 4.5 stars
- Build date 2013
- UV \$418,000
- Rates \$2,394 per annum approx.
- Land tax \$3,610 per annum approx. (investors only)
- Only 3-minute drive approx. to local Primary School
- Only 3-minute drive approx. to local Caroline Chisholm Junior & Senior Schools
- Only 5-minute drive approx. to thriving Chisholm Village Shopping Centre