

20 Mirbelia Crescent, Rivett, ACT 2611

House For Sale

Thursday, 16 May 2024



20 Mirbelia Crescent, Rivett, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 771 m2

Type: House



Anthony McCormack
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Auction

This lovingly maintained and beautifully presented three-bedroom home is ideally situated in the heart of Weston Creek and is ready for new owners to move in. Offering spacious and light-filled interiors, updated kitchen and bathrooms, a large sunroom to the rear of the home, and beautiful established gardens. Don't miss your opportunity to secure a wonderful place to call home.

FEATURES

- Well maintained home located in a quiet loop street
- Master bedroom with walk-in wardrobe and ensuite bathroom
- Two additional bedrooms, second with large built-in wardrobes
- Large living area with electric heater
- Large bright and airy sunroom overlooking the backyard with access to the garden
- Kitchen with ample storage
- Separate dining room, which could also be used as a fourth bedroom/study
- Good sized main bathroom
- Separate laundry
- Ducted gas heating
- Ducted evaporative cooling
- Ceilings fans in bedrooms and living room
- Freshly painted throughout
- Established, easy-care, mulched gardens with watering system and no lawns
- Detached double garage with workshop
- Ample off-street parking
- Walking distance to local shops, playing fields, Chapman Primary School, and Cooleman Ridge Nature Reserve
- Close to Mt Stromlo High School and Cooleman Court
- Short drive to Woden Town Centre and easy access to the city

WHAT THE SELLERS LOVE ABOUT THE HOME

1. The warm, spacious sunroom
2. The views of established gardens from each window
3. The street's quietness & easy access to great walking trails and large sports oval

STATISTICS (all figures are approximate)

EER: 1.0
Living Area: 120m²
Garage: 40m²
Land Size: 771m²
Land Value: \$575,000 (2023)
Construction: 1970
Rates: \$813 per quarter
Land Tax: \$1,626 per quarter (only applicable if not primary residence)
Rental Range: \$650 - \$670 per week