

20 Nelumbo Street, Rivett, ACT 2611

LUTON

House For Sale

Thursday, 13 June 2024

20 Nelumbo Street, Rivett, ACT 2611

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 736 m2

Type: House



Tim and Justine Burke
0261780200



Julia Atkinson
0261780200

Auction

Ideal for first home buyers and young families looking for that perfect, low maintenance home that reflects today's lifestyles, 20 Nelumbo Street is a generously proportioned three bedroom home with a contemporary street presence that's hard to resist. Beautifully presented inside and out, once inside the property's irresistible charm will continue to delight you. Upgraded with style, comfort and convenience in mind, you immediately become aware of the natural light that highlights the home as soon as you step inside and take in the contemporary features that lift the house above the ordinary. 'Karndean' hybrid flooring flows throughout the living areas while large double glazed windows, top-down, bottom-up honeycomb blinds and ducted gas heating keeps the home feeling light and sunny whatever the weather. The spacious living room opens to the dining area and a highly functional kitchen which includes stainless steel appliances, a generous pantry, plenty of storage and a gorgeous outlook over the rear deck to the secure leafy back yard. All the bedrooms are spacious and have built-in wardrobes. The main bedroom is the largest and features a large built in robe, while the second bedroom has a custom-built study nook, perfect for homework or working from home. The bathroom is conveniently central to the bedrooms. Smart planning has the European-style laundry located adjacent to the rear deck and cleverly concealed behind chic opaque glass sliding doors. The house is surrounded by landscaped, easy care gardens, the covered north-facing rear timber deck is the best place for barbeques, outdoor gatherings and for keeping an eye on bouncing children as they enjoy the 'VULY' trampoline in the secure, private back yard. Set in a tree-lined street, within easy access to shops, schools and amenities, you will find it hard to resist this gorgeous home that offers convenience and the opportunity to live your dream lifestyle. Don't miss it! Features:- Engaging, upgraded, spacious three bedroom home- Set amidst neat, landscaped gardens - Contemporary street appeal- Immaculate presentation- Living areas with 'Karndean' hybrid flooring- Top-down, bottom-up honeycomb blinds- Open-plan living area flowing to dining - Kitchen with gas cook top, electric wall-hung oven- Built-in pantry, double sink, Fisher and Paykel dish-drawer dishwasher, breakfast bar- Three bedrooms with new carpet and mirrored built-in wardrobes - Second bedroom with custom built-in study nook- Bathroom with shower over bath, large vanity, toilet, Tastic - Renovated European-style laundry- Ducted gas heating- Reverse cycle air conditioner in living room- Double glazed windows and doors- Roof restoration undertaken and new gutters and down pipes installed- Covered rear timber deck- Secure private backyard with 'Vuly' trampoline- Double garage and near-new oversized Vergola single carport- Large circular driveway with ample off-street parking- Walking distance to Rivett and Chapman shops and numerous playgrounds- A short stroll to Coleman Ridge for nature walks and amazing views of Canberra and surrounds- In catchment area for Chapman and Duffy Primary Schools - Mount Stromlo High School catchment area - A mere 2km from the Coleman Court shopping centre (approx.)- Easy access to Woden town centre's shops, offices and amenities - Rental appraisal of \$625 to \$675 per weekEER: 2.5Land Size: 736m²Living Size: 108m² (approx.)Land Rates: \$3,120 p.a (approx.)Land Value: \$567,000 (approx.)