

# 213 Hindmarsh Drive, Rivett, ACT 2611

## House For Sale

Friday, 8 March 2024

213 Hindmarsh Drive, Rivett, ACT 2611

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 815 m2**

**Type: House**



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## Auction

Auction Location: Onsite All the hard work has been done and you will be sure to be impressed with this warm and inviting residence that is positioned on a generous and leafy 815m<sup>2</sup> parcel of land. The front of the home is North facing so when you enter you are greeted by large light filled living spaces that are complemented by the welcoming décor and parquetry timber floors that flow throughout the lounge, kitchen and family room. The kitchen has been furnished with sleek stone bench tops and stainless steel appliances which include a double draw dishwasher and a 4 burner gas cook top and oven. It also relates well with the family meals area and can easily be seen as the hub of the home where the family can catch up and enjoy a meal. The bathroom has also been tastefully renovated and boasts floor to ceiling tiling, a wall hung vanity, shower with frameless shower screen, a sumptuous bathtub and to top it all off a heated towel rail too. One of the many things you will enjoy about this home is the flexibility it offers for alfresco entertaining. You can choose either the large covered garden patio or the shaded paved area that sits under a leafy established deciduous tree. Both of these alfresco entertaining areas overlook the large water feature. So if you are looking for property that is conveniently positioned just moments away from the vast array of amenities of Cooleman Court, Stromlo Forest Park, local schools, shops and with easy access to the Tuggeranong Parkway, this one will be sure to tick a lot of boxes and is a must see. So please come through my next open home, or if you can't wait call me today!

Property details: Block size: 815m<sup>2</sup> House size: 124m<sup>2</sup> Garden patio: 24m<sup>2</sup> Enclosed carport: 50m<sup>2</sup>

Property Features: Parquetry timber flooring in the living areas. Fully renovated bathroom with floor to ceiling tiling, wall hung vanity and heated towel rail. Separate bathtub and shower with frameless screen. Wall hung vanity and heated towel rail. Kitchen furnished with large stone bench tops. Stainless steel 4 burner gas cooktop and oven. Ducted rangehood. Double draw dishwasher. Built in study with storage in the family/meals area. Rinnai instant gas hot water. Good sized bedrooms all with built in robes. Bluetooth controlled LED downlights in living areas and bedrooms. North facing to the front. Ducted evaporative cooling. Ducted gas heating. Underfloor and wall insulation upgraded. Lovely established gardens. Sparkling pond/water feature. A variety of fruit trees. Vegetable garden beds in front courtyard. Fully fenced and private backyard. Large covered garden patio for alfresco entertaining. Oversized enclosed carport with remote controlled door and abundant storage. Plus more!