

237 Hindmarsh Drive, Rivett, ACT 2611

House For Sale

Saturday, 18 November 2023



237 Hindmarsh Drive, Rivett, ACT 2611

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 830 m2

Type: House



Josh Morrissey
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Katrice Velnaar
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\$1,100,000+

What you see: A North-facing entertainer designed to give the family space and options, both inside and out. A flexible floorplan for growing families with plenty of natural light and segregated areas to make your own, all within a neighbourhood renowned for its nearby schools and sense of community. What we see: A lifestyle for lifetime. See more: North-facing single level residence Gourmet kitchen with ample bench space Appliances include Ceran electric cooktop, Whirlpool oven and Westinghouse dishwasher Segregated dining and living with multiple living areas Two covered entertaining deck's for integrated indoor/outdoor living Master bedroom featuring an en-suite with dual vanities and walk-in robe Three additional bedrooms, two with built-in robes Fifth bedroom/study Main bathroom with separate powder room Ducted and zoned reverse cycle air conditioning and gas heating Laundry In-slab heating throughout the tiled flooring Secure double car garage and double carport Garden shed Instantaneous gas hot water with temperature controlling 6.6kw Solar system Low maintenance, easy care and established gardens with irrigation Within 4 minutes' drive to Cooleman Court Within 5 minutes' drive to Mount Stromlo High School Within 6 minutes' drive to Cooleman Ridge Nature Reserve Within 7 minutes' drive to Westfield Woden Within 8 minutes' drive to Marist College Within 15 minutes' drive to Canberra CBD Total Living: 158m² Garage: 40m² Carport: 30m² Block size: 830m² Built: 1971 EER: 0.5 Rates: \$3,153 p.a Rental appraisal: \$850 - \$900 p.w Land tax: \$5,358 p.a UCV (2023): \$537,000 Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties make further enquiries.