

25 Santalum Street, Rivett, ACT 2611

LUTON

House For Sale

Friday, 17 May 2024

25 Santalum Street, Rivett, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 722 m2

Type: House



Tim and Justine Burke
0261780200



Julia Atkinson
0261780200

Auction

A home on a quiet street that delights at first sight with gorgeous street appeal, then totally surprises with a layout that incorporates fabulous interior and outdoor spaces. The moment you step inside and you are greeted by an internal atrium you realise that this is no cookie-cutter floor plan, and as you wander around the home you will discover its easy flow and connected spaces, while offering excellent segregation for family life. To the left of the entry is the segregated main bedroom with built-in wardrobe, updated ensuite, raked ceiling, large north-facing window plus window to the atrium. To the right is the centrally located lounge room which is connected to the dining space, and also open to a sitting area with walls of northerly aspect windows and access to a lovely, privately enclosed front courtyard. The flow then turns to the large dining space which leads to the renovated open kitchen with granite bench tops. A hallway off the kitchen leads to the family bathroom with full-height tiling, and three additional bedrooms with built-in wardrobes. One of these looks out to the atrium while another has lovely dual-aspect windows. Continuing from the kitchen towards the rear of the home you step down and through a glass breezeway to the large and bright family living room with raked ceiling, loads of storage and library shelves. The outdoor space at the rear of the home is something special. The living room flows out to a timber entertaining deck with an awning, from which you step down into the super-private yard with manicured mature plantings and high hedging, paved areas bordering a lawn section, and a beautiful large tree which provides a welcome canopy in the warmer months. Abundant use of glass and a clever floor plan combine to maximise the outlook from inside the home to the foliage that surrounds it, whether in the atrium, the front courtyard or the back gardens. Car accommodation is in a single garage and single carport with automatic door, while there is ample off-street parking on the generous paved driveway and front strip. Additional features are workshop space in the garage, garden shed, 8kW solar system, ducted gas heating, evaporative cooling, ceiling and wall insulation. The home is within walking distance to the full amenities of Cooleman Court, and close to schools and sporting ovals. Features:-
- Welcoming family home surrounded by manicured established gardens
- Lovely, private outdoor entertaining areas in the front courtyard, rear deck and gardens
- Internal atrium
- Large lounge, dining and sitting areas in main part of the home
- Spacious segregated family living room at the rear surrounded by garden
- Updated kitchen and bathrooms
- Segregated main bedroom with ensuite and raked ceilings
- Ducted gas heating and evaporative cooling
- Walking distance to Cooleman Court
- Close to schools and sporting ovals
- Laneway next to the property that has a bus stop for school and public buses
- Rental appraisal of \$700 to \$750 per week
EER: 2
Land Size: 722m²
Living Size: 178m² (approx.)
Land Rates: \$3,253 p.a (approx.)
Land Value: \$575,000 (approx.)