

# 255 Hindmarsh Drive, Rivett, ACT 2611

## Sold House

Thursday, 21 September 2023

255 Hindmarsh Drive, Rivett, ACT 2611

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 755 m2**

**Type: House**



Jonathan Charles  
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Robert Burns  
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**\$1,200,000**

255 Hindmarsh has it all. Solid construction with modern updates throughout, providing room for the whole family with a 5-star energy efficiency rating to reduce costs and environmental impact. This home is close to arterial roads into Woden and the city, but set back from the street, providing a private, tranquil oasis. Upon entry into this beautiful home, you are welcomed by a lovely entryway which is the central point between the living areas to one side and bedroom wing to the other. The first living room, at the front of the home, is bathed in natural light thanks to the north-facing window and features timber flooring and a large picture window. Privacy and seclusion are made possible thanks to the double sliding doors on this room, which can also be left open to allow for seamless flow into the open plan kitchen and second living area at the back of the home. The kitchen, with its island bench, Westinghouse electrical cooktop and oven, Bosch dishwasher and loads of storage will ensure home chefs and charcuterie connoisseurs alike will have everything they need and more. The adjacent open plan living area is the ideal place for family gatherings, homework assistance while the adults prepare dinner, and casual breakfast conversations over coffee and toast. The easy flow between this area and the generous alfresco area creates an ideal atmosphere for all kinds of events, from huge birthday celebrations to casual nights in. The garden is a peaceful oasis of established trees, custom sandstone retaining walls, practical grass for playing, plus a veggie patch and clothesline concealed behind rendered walls that fit seamlessly into the area. To the side of the home are two 4,500L rain tanks and a gorgeous Japanese-inspired serenity garden with traditional plants and rocks with the symbols for serenity, courage and wisdom. From here you are led to the established front gardens, which features more established trees and low maintenance artificial grass. Back inside the home, down the bedroom wing, you are presented with the first two well-proportioned bedrooms overlooking the front gardens, both with built in robes. The main bathroom servicing these bedrooms features a heat lamp, large spa bath and skylight bathing the room in natural light. The next bedroom has a beautiful outlook of the aforementioned serenity garden from a large (double glazed of course) picture window. The main bedroom at the rear of the home is oversized and boasts a large walk-in wardrobe, a stunning chic modern ensuite complete with dual shower head, recessed walls for storing shampoos and a beautiful overmount sink. This bedroom leads directly onto the alfresco area, creating a feeling of being on holiday every day. All bedrooms have been updated with double glazed windows and dual blinds allowing for blackout or sheers depending on time of day. Car accommodation is plentiful, thanks to a long driveway and double garage. This home, in a prime location and with all the work already done, is ready for its next owners to start making their memories here. With easy access to Woden town centre, the city and a number of local shops in close proximity, this home ticks all the boxes. Schooling options include Duffy Primary, Chapman Primary, St Jude's, Mt Stromlo and Weston Creek Children's Centre, ensuring children of all ages are catered to. Don't miss this opportunity to own a beautiful home in an established area and start making your lifelong memories. Features:- 4 great bedrooms, 3 with built-ins- Beautiful outlooks from all bedrooms, plus double glazing and sheer/blockout blinds - 5-star energy efficiency rating- Multiple living areas providing flexible options for your needs- Sundrenched front living room with double doors for privacy- Easy flow between open plan kitchen/living and gorgeous outdoor area- Lovely alfresco area set amongst established trees and well-manicured gardens- Main bedroom with oversized ensuite, walk in robe and access to alfresco area- Westinghouse oven, Bosch dishwasher- Double garage- Easy access to arterial roads- Timber floorboards throughout living areas

Figures Block: 755m<sup>2</sup> approx. Living: 185m<sup>2</sup> approx. Rates: 3,300 pa approx. Land Tax: \$5,500 pa approx UV: \$590,000 (2023)