

**277 Hindmarsh Drive, Rivett, ACT 2611**

**Sold House**

Wednesday, 17 January 2024



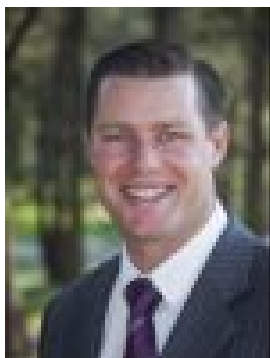
277 Hindmarsh Drive, Rivett, ACT 2611

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Tom Ellis

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Ashleigh Curtis

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## Contact agent

This north facing, two storey, four bedroom ensuite home is perched on the crest of the hill with views across the valley to Mt Stromlo. It is located within an easy stroll of the R7 bus route directly into the city and walking distance to Cooleman Court. The home was built by "AV Jennings" who remain a dominant force in new construction in Australian homes. The floor plan is their "Columbia", it features formal and informal living areas on the ground floor with a separate kitchen and meals area with three bedrooms, a bathroom and ensuite upstairs. This home was originally used as display home and has the added bonus of a large double garage with workshop/storage room behind the garage. This solid home is ready for the new owners to move straight into and enjoy as is or renovate without fear of over capitalising! Features include:- North facing with elevated outlook- Secure garden for children and pets- Large main bedroom with walk in robe- Renovated ensuite- Powder room downstairs- Reverse cycle air conditioning- Gas wall furnace-heater- Gas cooking- Large double garage- Large utility room/storage behind garage- On R7 bus route- Walking distance to Cooleman Court- Close to Stromlo Forrest Park Block Size: 842Sqm approximately Land Value: \$610,000 approximately Rates: \$3,304 pa approximately Land Tax: \$5,682 pa approximately (if rented)