

28 Eugenia Street, Rivett, ACT 2611

LUTON

Sold House

Monday, 14 August 2023

28 Eugenia Street, Rivett, ACT 2611

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 923 m2

Type: House



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Contact agent

Situated on a large and leafy 923m² block in a peaceful loop street this well-maintained and presented family home offers value buying in a highly-sought-after Weston Creek suburb. Once a traditional four bedroom residence, the updated house now offers three large, light-filled bedrooms overlooking a leafy front garden and spacious living areas featuring large north facing windows that flood the home with light. Ready for renovation, both the neat and tidy kitchen and the bathroom have been updated and there is a separate toilet with the benefit of an additional hand basin located conveniently opposite. With quality carpet, ducted gas heating and evaporative cooling, abundant storage and a ramp from the laundry leading out to the covered entertaining area, creating a mobility-friendly indoor/outdoor flow, easy-living is assured here. The paved outdoor entertaining space ties in well to the large, secure backyard featuring a glorious deciduous tree that provides sweet shade in summer and a year-round substitute for cricket stumps. The yard is easy-care allowing the next family to landscape to their own tastes if they choose. A large garden shed with glass sliding doors and lined with shelves provides ample storage and a useful utility room that could be a potential studio or home office. A double carport and driveway offer plenty of parking spaces. Ready for new owners to enjoy as is, extend, renovate or rent out, the home is just moments away from popular local schools, parks and all the amenities of Cooleman Court shopping centre. There's easy access to cycle ways, public transport and main transport routes, Woden town centre is close by. Ideal for first home buyers, families or down-sizers, this is an opportunity to dream big and create your ideal home in a rarely available location. Be sure to inspect. Features:-Upgraded family home on large block-Surrounded by easy-care leafy gardens-In peaceful loop street close to green space-Light-filled North-facing living areas -Three large bedrooms converted from four-Updated kitchen with a gas cook top, electric oven-Dishwasher, plenty of cupboard & storage space-Large bedrooms, all with built-in storage -Upgraded bathroom with bath and shower -Separate toilet-Additional handwashing nook-Laundry with external access-Plenty of storage options throughout-Ducted gas heating and evaporative cooling-Quality carpets-Covered and paved entertaining area-Large secure private backyard-Large storage/utility shed with glass sliding doors, shelving, multi-use options. -Double carport-Ample off-street parking-Built: 1970EER: 2Land Size: 923m² (approx.)Living Size: 119m² (approx.)Land Rates: \$3,117p.a (approx.)Land Value: \$659,000 (approx.)