

28 Wirilda Street, Rivett, ACT 2611

House For Sale

Thursday, 9 May 2024



28 Wirilda Street, Rivett, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 875 m2

Type: House



Glen Kingston
0262824488

Auction

Welcome to your ideal family home nestled in the serene neighborhood of Rivett. This property boasts not only comfort but also immense potential for further enhancement. Situated on a tranquil street, this residence offers the perfect blend of space, convenience, and opportunity. Spread across a generous ~875m block, this property provides ample space for your family to thrive. A great family layout ensures everyone has their own space while still fostering a warm, communal atmosphere. Enjoy the convenience of a short stroll to Cooleman Court and Rivett shops, where you can access a plethora of amenities including shopping and dining whilst only a short drive to Westfield Woden. Additionally, being in close proximity to Rivett Oval ensures opportunities for outdoor recreation and leisure activities. Boasting four bedrooms and two bathrooms, this home provides ample space for the entire family to live and grow. With new blinds and carpet in the bedrooms, comfort and aesthetics go hand in hand. Stay comfortable year-round with split air conditioning in the living/dining/kitchen area and the main bedroom, ensuring a pleasant indoor environment regardless of the weather outside. Additionally, the solar hot water system offers both eco-friendly and cost-saving benefits. Step outside into the expansive backyard, perfect for children to play freely or for your furry friends to roam. Embrace the joys of gardening with designated space for a vegetable garden, allowing you to cultivate your own fresh produce right at home. With its combination of comfort, convenience, and potential, this family home in Rivett offers an idyllic lifestyle for you and your loved ones. Don't miss out on the opportunity to make this your forever home. Rental appraisal \$700 - \$730 Per week SCHOOLS: * Kids Academy Child Care * Chapman Primary School * St John Vianney Catholic School * Stromlo High School * Marist College * Canberra College FEATURES: * Location * Four bedrooms * Two bathrooms * Solar Hot Water * Split Systems * Amazing flat block * Large backyard * Double garage for the extras STATISTICS: EER: 2.5 Block: 6 Section: 24 Land Size: 875m2 approx. Living: 142m2 UV: \$590,000 (2023) Rates: \$3,319.00 p/a approx. Land Tax: \$5,714.00 p/a approx. (If rented) Garage: 44m2 Construction: 1972 * All specifications approx