

28A Fullerton Crescent, Richardson, ACT 2905



Sold House

Friday, 6 October 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 337 m2

Type: House



Jonathan Irwin

\$660,000

If you're looking for a comfortable, single-level home with no strata and its own private outdoor oasis, then look no further. All the work has been done, ready for you to move in and enjoy.

THE HOME With light-filled open plan living areas, spacious bedrooms and a practical floor plan, this heartwarming home offers so much for the first home buyer or downsizer. The living and dining rooms are comfortably sized and flow effortlessly onto the covered deck and courtyard, making it the perfect home for indoor and outdoor living, as well as entertaining. The kitchen is spacious and features ample storage, Westinghouse free-standing oven, pantry, breakfast bar and a lovely skylight. The master bedroom is a good size and features a large built-in robe. There are two further bedrooms, both well sized. The main bathroom has been updated with a new vanity, shower screen and comes complete with a bathtub and separate toilet. The laundry has been professionally renovated with style and function. It has a large workbench and excellent built-in storage. Outside you can make the most of the warmer months, entertaining on the impressive hardwood timber deck. The beautifully landscaped cottage style courtyard offers a private sanctuary to tend to your favourite herbs and flowers. There is car accommodation for two vehicles consisting of a single carport plus an extra off-street car space.

FROM THE OWNERS 'It's a quiet location and the private courtyard has been a highlight for me. I love how the bedrooms offer a view of the nearby hills and the birdlife play in the trees out back (black cockatoos often visit as well as blue wrens). Insulation, in-wall and ceilings, has transformed the house making it cosy and snug in winter. Apart from that, the other thing I love is that there is lots of sunshine and light from lovely aspects of the windows and skylights. It's a very friendly neighbourhood with great walking tracks.'

THE LOCATION It's an easy 1km walk to the Calwell Shopping Centre with restaurants, cafés, Woolworths, specialty stores, a gym and petrol station. Adjacent to the shops is an Early Learning Centre, Eastlake Community Club and a swim school. Bustling Tuggeranong Town Centre and picturesque Lake Tuggeranong are an easy 9 minute drive. The Parliamentary Triangle is just 17km.

SUMMARY Ready for you to move in and enjoy
No strata
Open plan living areas
Light-filled kitchen with pantry & breakfast bar
Updated bathroom with new vanity & shower screen
Renovated laundry with great bench & storage space
Upgraded wardrobes & shelving
Wall insulation & upgraded ceiling insulation
Upgraded blinds
New internal paint
Recently installed vinyl plank flooring & carpets
Daikin split system air conditioning
Braemer gas heating unit
Colorbond fencing
Covered hardwood timber deck
Private cottage style courtyard
Two storage sheds
Under 1km to Calwell Shops & Richardson Primary School
7km to Tuggeranong Town Centre & 17km to the Parliamentary Triangle
Rent appraisal: \$580 - \$600 per week
Internal living: 97.9m²
Deck: 18m²
Carport: 20.4m²
Total: 136.3m²
Block: 337m²
Rates: \$528 per quarter
EER: 5
All figures are approximate
For more information, please contact Jonathan Irwin by submitting an enquiry form below or calling 0421 040 082.

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