

**3 Grimshaw Street, Richardson, ACT 2905**

**Better**

**Sold House**

Thursday, 7 March 2024

3 Grimshaw Street, Richardson, ACT 2905

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 948 m<sup>2</sup>**

**Type: House**



Eliana Rojas-Terry

**\$990,000**

Available for the first time in 20-years this lovingly maintained family home is perfect for those looking to spread their wings & have better entertainment options, welcome to your new home! Inside the home, your growing family will get to enjoy 4 bedrooms, multiple living areas, updated bathrooms & extended kitchen space. Outside the home, your family will enjoy an expansive covered outdoor entertainment area & heated in-ground salt pool. All the heavy lifting has already been done with a fully landscaped & established yard. The fun details:- Level land holding- Quiet & leafy street- Double brick builders' own home- 2.6m high ceilings- Large family home in an established suburb- Ducted gas heating throughout- Ducted evaporative cooling throughout- Built-in wood fireplace in sunken living- Freshly laid carpet to all bedrooms- In-ground heated salt pool- Multiple indoor + outdoor living areas- Updated bathrooms + powder room- Updated & extended kitchen with 5-burner gas cooktop, electric oven & built-in dishwasher- Oversized double lock-up garage with auto doors & internal access- Above average building report The finer details:- 948m<sup>2</sup> level block- 185m<sup>2</sup> internal living space- 60m<sup>2</sup> oversized garage with internal access- 4-star energy efficiency rating- Build date 1989- \$485,000 unimproved land value- \$2,790 rates per annum approx.- \$4,533 land tax per annum approx. (investors only) Disclaimer: All purchasers must rely on their own enquiries, as the vendors or their respective agents do not make any warranty as to the accuracy of the information provided above & do not or will not accept any liability for any errors, misstatements, or discrepancies in that information.