

3 Themeda Place, Rivett, ACT 2611

LUTON

Sold House

Sunday, 8 October 2023

3 Themeda Place, Rivett, ACT 2611

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 737 m2

Type: House



Kate Yates

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\$762,000

Set along a tree-lined, quiet, family friendly cul-de-sac, you'll fall in love with this charming two-bedroom, one-bathroom home wrapped in picturesque gardens. Converted from three-bedrooms to two, the home has some modern upgrades to the bathroom, kitchen and laundry, with huge potential in other areas to create a haven to your own taste. The open-plan living area leads onto the rear deck and the kitchen allows you to watch the kids or pets in the backyard. A garden gate provides access to the reserve and nearby park if you need some extra space. The second bedroom is large enough to partition off into two separate areas, and has direct access to a private, paved courtyard - a perfect place to entertain. The garage is conveniently located at the front of the home and has a side entrance for easy access to the backyard. A short walk will take you to the local bus stop, schools, ovals and parks and Rivett shops with a great café, bakery and post office. A short drive and you're at Cooleman Court, Westfield Woden and the Canberra Hospital. A great family home for those wanting to get a start in Weston Creek! Features: Privately positioned front porch and entry with security screen door Open plan living/dining/kitchen with pine floorboards Lounge/dining area has curtains, glass sliding door to backyard Kitchen has double sink, laminate bench tops, pantry, stainless steel dishwasher, electric oven and rangehood, gas cooktop plus view to backyard Master bedroom has carpet, cedar venetian blinds Bedroom two has been converted from two bedrooms to one generous room and features carpet, built-in wardrobe, glass door out to sunny private courtyard Bathroom is modern with stone bench tops, ceiling fan/heater, shower over bath, feature wall tiles, vanity with storage Separate laundry has stone bench top, large sink, storage and access to backyard wall mounted clothesline Large linen press Separate toilet Single garage with side door access Other features: Ducted gas heating Pretty and private lush back garden Back gate to nearby reserve and playground Paling fences Short walk to local shops, public transport and local schools Easy commute to Cooleman Court Shopping Centre, Stromlo Bike Park, Woden Town Centre, The Canberra Hospital and easy access to Tuggeranong Parkway EER: 2 Rates: \$779 p.q. (approx.) Block size: 737m² UV: \$567,000 (2023) Rental Potential: \$480 - \$530pw Land Tax (if rented out): \$1,329 p.q. (approx.) House built in: 1974; alterations in 1985 Living size: 99.77m² Garage: 33.7m²; (Ex-Government house)