

**30 Casuarina Street, Rivett, ACT 2611**



**House For Sale**

Tuesday, 30 April 2024

30 Casuarina Street, Rivett, ACT 2611

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 986 m2**

**Type: House**



Michael Pead  
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Alexander Anlezark  
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## AUCTION

If you're looking for the perfect blend of size, comfort and functionality look no further. Located in the ever-popular suburb of Rivett, this stunning four bedroom family home is ready for you to move straight in. The home is surrounded by a lovely established garden with mature trees and a magical backyard. You'll instantly be drawn to the warmth and natural light throughout the property. Featuring Eco-friendly and German-built double glazed/sound proof windows that capture natural light through every room and the beauty of the surrounding gardens. With a very practical floorplan, inside you'll find a spacious living room that flows into an open-plan meals and kitchen area, which in turn opens onto the outdoor undercover rear entertaining area. With this much space, entertaining friends and family is sure to be a delight. The large backyard has an oversized level grassed area perfect for the kids to run and play. This home has been renovated over the years with care and love and now the opportunity is here to make it yours.\* EER 6 \* Four bedrooms all with built in robes\* Newly Installed hybrid spotted gum timber flooring \* Freshly installed carpet \* Freshly painted from top to bottom\* Eco friendly custom fitted German-built double glazed/soundproof windows throughout the entire property (Year installed 2018)\* Custom window furnishes/blinds made to fit\* Fully insulated - ceiling walls and underfloor \* Central gas heating & breezair magitouch evaporative cooling installed in 2018 \* Rinnai gas heater \* Outdoor undercover deck area with merbau timber and flyover pergola with downlights\* 986m2 Parcel of land including a perfectly level grass area ideal for the growing family\* Mature Trees, established gardens, veggie garden and irrigation system \* Driveway and paving refurbished in 2022 \* Colorbond fencing installed in 2021 Rates: \$3,266pa (approx.)Land Tax: \$5,600pa (approx. if rented out)UCV: \$601,000 (2023)Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.