

# 31 Angophora Street, Rivett, ACT 2611

LUTON

## House For Sale

Thursday, 9 May 2024

31 Angophora Street, Rivett, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 756 m2

Type: House



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## Auction

Number 31 Angophora Street is a warm and welcoming family home with a northerly aspect to the living spaces, ensuring light-filled living. Offering comfortable living spaces with a lounge room, dining room and updated kitchen and meals area. Three bedrooms, all with robing, main bathroom and ensuite. A large, covered entertainment deck flows off the living spaces and out onto the level, private back garden. Complete with a superbly fitted separate room – perfect as an additional living space, home office or gym. Other features include solar panels, ducted gas heating, evaporative cooling and car accommodation for 3 cars. Features: Light-filled living Solar panels Ducted gas heating Evaporative cooling Timber floors Family room Dining room Kitchen with stone benchtops, dishwasher and electric cooking Meals area off kitchen Large, covered entertainment deck Main bedroom with walk-in-robe Ensuite with floor to ceiling tiles Bedrooms two and three with built-in-robos Main bathroom with bath and shower and separate toilet Separate studio room, superbly fitted – ideal for an additional living space, home office or gym Level and private back garden Carports for 3 cars Walking distance to Rivett Shops and Oval Walking distance to the Cooleman Ridge Nature reserve Very close to Cooleman Court Shopping Centre, and access onto the Parkway into Canberra City Land size: 756m<sup>2</sup> approx UCV: \$556,000 approx Land Rates: \$2,939 approx EER: 2.5 Internal living space: 150.3m<sup>2</sup> approx