

31 Prichard Circuit, Richardson, ACT 2905



House For Sale

Saturday, 9 December 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 875 m2

Type: House



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\$780,000+

You won't find a better starter home or investment opportunity on the market right now! This freshly updated 3-bedroom home, set on a large flat block in a fantastic family friendly location presents an unbeatable opportunity to achieve exceptional value and unlimited potential. Be one of the first to take advantage of recent changes to planning laws and seize the opportunity with this 875m² level block, to develop into a dual occupancy boosting your equity, creating a passive income stream and reducing your mortgage. Perfect for young families, this home has undergone a complete transformation, featuring an updated kitchen, fresh paint, new flooring and stylish window coverings. Modern, crisp and inviting, there's nothing to do but move in and relax. The practical layout encompasses an expansive open plan living space extending from the lounge and dining area to the kitchen and family space. Wall-to-wall windows and glass sliding doors flood the area with natural light and open out to a covered verandah and landscaped gardens. The family is well catered for with three generous bedrooms all with built-in robes, and an updated bathroom with separate bath and shower. Out the back, the oversized double garage and double carport cater for 4 cars, with plenty of additional space to create your dream entertaining area. Located at the end of the street, the stellar location is next door to grassy playing fields and Richardson primary school. Walking distance to Calwell shops and close to Tuggeranong Town Centre, government offices and transport, this spot is perfect for busy families. A property with this much potential won't last, act swiftly to make it yours today.

Features:

- Fully updated 3-bedroom brick home in family friendly location
- Expansive block offering outstanding opportunity for subdivision with a separate titled dwelling
- Open plan living, dining and family area enjoying northerly aspect
- Brand new kitchen with electric cooktop, oven and ample bench and storage space
- Three generous bedrooms with built-in robes, new carpet and blinds
- Updated family bathroom with separate bath and shower
- Spacious backyard with shrubs and fruit trees brimming with apples, pears, lemons, grapes
- Covered front verandah and patio to side of house
- Oversized double garage and additional carport space, with parking for 4 cars, boats or trailers
- Securely fenced, perfect for kids and pets
- Prime location next to primary school, oval and playgrounds
- Perfect for first home buyers, builders, or savvy investors
- Living area: 106m²
- Garage area: 56m²
- Carport area: 29m²
- Block Size: 875m²

Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.