

# 34 Hemmings Crescent, Richardson, ACT 2905

## House For Sale

Wednesday, 12 June 2024

**independent**  
PROPERTY GROUP

34 Hemmings Crescent, Richardson, ACT 2905

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Jonathan Charles  
0262095010



Robert Burns  
0262095006

## **Auction 12.30pm, Saturday 22nd June**

Located in the highly sought-after suburb of Richardson, this renovated residence is perfect for first home buyers or those looking to downsize into a low-maintenance home with entertainment potential. Spanning 122m<sup>2</sup> of living space, this home is ready for you to move in and enjoy everything this Tuggeranong suburb has to offer. This exceptional home boasts a wealth of modern features that will appeal to a variety of families. The spacious, contemporary kitchen has been tastefully renovated, offering ample space for large families and guests. It features an abundance of storage and high-quality appliances, including a gas cooktop, oven, and dishwasher, ensuring convenience and efficiency. Accommodation includes three well-appointed bedrooms, each with built-in robes and serviced by a stylish main bathroom equipped with both a shower and a bath. Outside, the large alfresco area provides ample space to host gatherings in a serene environment, increased by established gardens and trees that add to the natural ambiance of the space. A spa enhances your entertainment options, and during the cooler months, you can step into the sauna to relax after a long day's work. 34 Hemmings Crescent is ideally located with numerous shopping options nearby. Erindale Shops, Chisholm Shopping Centre, and South Point Tuggeranong Shopping Precinct are all within a 10-minute drive. Schooling options in the vicinity include Richardson Primary School, Holy Family Primary School, Calwell High School, Chisholm High School, and St. Mary MacKillop College. Features: - Renovated three bedroom dual-occupancy home- North facing residence- Multiple living areas- Hybrid floating floor- New carpets to bedrooms- Wood fireplace in living area- Bedrooms with built-in robes- Bathroom with shower, bath and tasteful lighting- Renovated kitchen with wooden benchtops, gas cooktop, dishwasher and oven- Large outdoor entertaining area- Sauna and Spa- Thermally broken double glazing throughout- Private rear yard- 6.6kW solar system- Renovated laundry with external access - Double garage with abundance of storage and toilet- Ducted gas heating and Evaporative cooling- Off street parking Figures: - House size: 122m<sup>2</sup>- Garage: 40m<sup>2</sup>- Block size: 551m<sup>2</sup> approx.- Rates: \$2,500 p.a approx.- Built: 1984 approx.