

35 Darwinia Terrace, Rivett, ACT 2611

MARQ

House For Sale

Friday, 22 March 2024

35 Darwinia Terrace, Rivett, ACT 2611

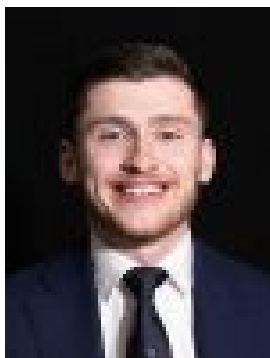
Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 851 m2

Type: House



Sam Taylor

0261238000

Auction Onsite

Auction Guide Price: \$750,000+ Presenting an extraordinary chance now available for the very first time in over half a century. Nestled on a sprawling 851sqm block, this charming 3-bedroom house in original condition boasts a canvas ripe for renovation or a complete rebuild. With minimal trees dotting the predominately flat landscape, this property offers a blank slate for your architectural vision to unfold. Inside you find a well-kept family home of many years, even down to the original wallpaper; located in a quality street with an established and leafy feel, only a short walk to the reserve across the road with easy access to Woden and Molonglo Valley. The home features hardwood floorboards underneath the carpet, beautiful afternoon sun in the spacious living area complete with a modern gas fireplace and split system for heating and cooling. Among the many other advantages is this home's proximity to some of suburban Canberra's hidden delights. The excellent Pitch Black Café is an easy walk away, as the Bicentennial Trail and Narrabundah Hill walking tracks. Cooleman Court and Duffy Primary are within short distance and it's under 10 minutes' drive to Woden and only a short 10 minute ride to Stromlo Forrest Park and all its lifestyle amenities. Formal entrance, with the spacious living area to the right. Large window in the living space with wonderful afternoon sun. Formal dining area with glass sliding doors out to the deck. Kitchen in good condition with cork tiling, and a view to the backyard from the sink. Laundry room with external access to the backyard and garage. Primary bedroom a good size with two separate built-in robes. Bedrooms 2, and 3 also a good size with built-in robes. Main bathroom with a shower, bathtub, and a separate toilet. Spacious 9m long garage with motorise door, window for light and workshop space. Expansive and flat 851sqm block with minimal trees, great sized secure backyard with grassed area and veggie patch. Convenient location, nearby local shops, Cooleman Court Shopping Centre, easy access to Woden, Tuggeranong and Belconnen via the Gunghalin Express Way, public transport options nearby, and a short drive to Stromlo and some of Canberra's active tracks. Located in Chapman Primary school catchment. Living 117sqm. Disclaimer: Whilst all care has been taken to ensure accuracy, the material and information contained within are approximate only and no warranty can be given. MARQ Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.