

**36 Grimshaw Street, Richardson, ACT 2905**



**House For Sale**

Saturday, 25 November 2023

36 Grimshaw Street, Richardson, ACT 2905

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 869 m2**

**Type: House**



Kate Coultas  
0404857929



Joseph Walker  
0457499679

## **Auction 11/12/2023**

With spacious interiors, a sprawling yard, and a family friendly location, this property offers the perfect opportunity for the astute buyer to capitalise on its potential. The functional floor plan offers separate lounge and dining rooms, plus an open plan family room with gas wall heater. The attached garage has been converted to a rumpus room and can easily be converted back if desired. Off the rumpus is a large storage room which could be used as a home office or more accommodation. Featuring three bedrooms and two bathrooms, this property provides ample space for everyone. The master bedroom features a built-in robe and an ensuite, ensuring privacy and convenience. The additional bedrooms are well-sized, one fitted with a built in robe. The property also boasts an oversized double metal garage, providing secure parking for your vehicles and extra storage space. With a land area of 869sqm and a building area of 162sqm, there is plenty of room to move and grow. Built in 1981, this property has stood the test of time and has been well-maintained. It offers a solid foundation and the potential for you to add your personal touch and make it your own. Outside, the property is fully fenced, ensuring privacy and security. The garden provides a peaceful retreat, and the outdoor entertaining area is ideal for hosting barbecues and enjoying the fresh air. A shed offers additional storage space for your outdoor equipment and tools. Located in a desirable neighborhood, this property is close to schools, parks, and shops. It offers easy access to public transportation and major roads, making your daily commute a breeze. • Living: 162.45sqm • Garage: 43.8sqm • Block: 869sqm • UV: \$485,000 approx (2023) • Rates: \$2,790pa approx • Land Tax: \$4,533pa approx • EER: 2.0 Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.