

**40 Nelumbo Street, Rivett, ACT 2611**

**CIVIUM**

**Sold House**

Monday, 14 August 2023

40 Nelumbo Street, Rivett, ACT 2611

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 743 m2**

**Type: House**



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**\$810,000**

A delightful home in a private secluded area this 3-bedroom home presents an excellent opportunity to buy into the desirable suburb of Rivett. This is an exciting prospect for any first-home buyer/young family or investor. In this well-presented home, you are greeted with a spacious open-plan living area, with large windows allowing plenty of natural light creating the perfect space for entertaining guests. The living room extends through to the open-plan dining area and kitchen which has been recently renovated. The spacious kitchen is fully equipped perfectly for any home chef. Next, you are greeted with 3 oversized bedrooms that are segregated from the living areas and are central to the bathroom. An exciting feature of the home is the separate multipurpose room at the back of the property. This spacious area comes off the carport and is fitted out with its own toilet. This would be suitable as a workshop or the perfect man cave for entertaining guests. This generously sized 743 sqm block provides plenty of outdoor areas for the kids and pets to utilise. The house is situated within a short distance to Rivett Shops, Rivett Oval, Stirling Oval and Chapman Primary. A short drive to Woden Town Centre, Coleman Court and Mount Stromlo. There is a fixed-term tenancy in place ending 31/08/2023 at \$480 per week. FEATURES: - Three generously sized Bedrooms - Large Kitchen - Low-maintenance gardens - Spacious open-plan living area - Separate Multi-purpose room - Quiet location - Land Size: 743m<sup>2</sup> - House Size: 122m<sup>2</sup> - Multipurpose Room: 43m<sup>2</sup> - Carport: 36m<sup>2</sup> - Rates: \$788 pq (approx.) - Land tax: \$1285 pq (approx.) - EER: 1 Disclaimer: All information contained in this advertisement is for general marketing purposes only and is to be accurate to the best of our abilities. Civium Property Group does not accept responsibility and is not liable for any error or inaccuracy in the information provided contained herein. We recommend all prospective purchasers make a further enquiry to verify the information contained herein.