

# 43 Goodenia Street, Rivett, ACT 2611



## Townhouse For Sale

Saturday, 25 November 2023

43 Goodenia Street, Rivett, ACT 2611

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 101 m2**

**Type: Townhouse**



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## Auction

Auction Location: LJ Hooker Canberra City | 182/200 City Walk, Canberra ACT 2601 This well maintained, separate title townhome has been designed with family living in mind, ensuring low-maintenance lifestyle on a large scale. Offering the utmost lifestyle advantage in the family friendly suburb of Rivett, this renovated and sun filled home offers peace, privacy and wonderful opportunity. Designed with a generous and free flowing floor plan, this home is bathed in natural light from all angles. You are welcomed into the home through a private front courtyard, with beautiful established florals and garden beds. The lower level provides a delightful open plan setting embracing a coveted northerly aspect. Quality timber look laminate stretches throughout, further brightening the space. The kitchen has been tastefully updated and includes electric cooktop and oven, canopy rangehood, dishwasher plus plenty of bench and storage space and is positioned to embrace the living space surrounding it. There is plenty of living and dining space, with floor to ceiling sliding doors that open up to refreshing breezes, beautiful sunshine and a seamless transition to the private courtyard. Fully enclosed for your convenience and peace of mind, it is the perfect haven for children, pets and private outdoor entertaining with a covered, paved area, grassed areas and framed by greenery. Designed with family living in mind, accommodation is provided on the upper level by three spacious bedrooms, all with built in robes, the master especially spacious. The elevated position allows a beautiful, leafy outlook and natural light from every bedroom window. The main bathroom is also located on the upper level, recently renovated featuring a separate bath and shower. Additional features include a spacious separate laundry and additional powder room on the lower level, under stair storage, ducted electric heating & cooling throughout- New electric hot water system and a double enclosed carport. Situated within a leafy enclave, lifestyle perks are numerous with Rivett local shops and oval just a short walk away, plus the lifestyle and amenities of Cooleman Court just a short drive. Weston Creek is highly regarded as a family friendly area due to its quality schools, parks and walking trails.- Family sized, sun filled townhome- Separate title (no body corporate!)- North facing, open plan living and dining with access to rear courtyard- Renovated gourmet kitchen with ample storage, electric cooktop, oven, canopy rangehood and dishwasher- 3 bedrooms upstairs all with built in robes- Recently renovated main bathroom with bath and shower- Extra powder room downstairs- High quality laminate flooring throughout ground floor- Ducted electric heating & cooling throughout- New electric hot water system- Private front courtyard entry with garden beds- Rear courtyard with pergola, grassed areas and low maintenance gardens- Double carport Living size: 101m<sup>2</sup> (approx.) Block size: 244m<sup>2</sup> (approx.) Rates: \$2,512 p.a (approx.) Land Tax: \$3,886 (approx.) only if rented Land value: \$396,000 (2023) Construction: Ex-Gov residence circa 1970s EER: 1.5 stars