

45 Woollum Crescent, Rivett, ACT 2611



Sold House

Sunday, 8 October 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Contact agent

In addition to the contemporary mod cons available at every turn, this fully renovated single-level home has a wonderful charismatic character and charming feel. It starts at the entry where graceful arches give way to an intriguing front verandah. With an oversized solid cedar statement door and punctuated with a lucite-covered pergola, it's memorable and moody, as well as a great place to kick back on a summer's day with cocktail in hand. Inside, a carefully considered floorplan segregates living from resting. The lounge room to the front is large enough to take even the biggest sectional furniture. A sleek kitchen boasts Smeg appliances, quality materials, a 5-seat stone benchtop that takes the overflow from the already-generous dining room adjacent, and a pass through into the family room – a fabulous, sunny space with upholstered bench seat and cedar feature wall. Also within this area is a European laundry concealed behind custom joinery with easy access outside. All bedrooms are lovely and uplifting, light and bright and have good proportions. The main bedroom has a walk in robe, and ensuite recently renovated. The main bathroom has also been upgraded and has a fresh and easy configuration to operate in. There's also hidden bonus outside, with three steps leading to an attached converted garage with kitchen and bathroom. Already boasting a reverse-cycle air conditioner, it would make an ideal rumpus, gym or home business office or could easily be adapted to rent out with its separate lockable entry from the side of the property. 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 2km 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.

FEATURES

- Fully updated family home
- High quality engineered timber-like flooring to living areas and hallways
- Master bedroom with walk-in wardrobe and designer tasteful ensuite featuring Italian tiles and heated towel rail
- Built-in wardrobes to two additional bedrooms, with bed 4 currently in use as a dual workstation office using Cat-5 ethernet
- Updated family bathroom
- Kitchen with Franke sink, architectural tapware with light, Smeg appliances including 750mm induction cooktop and oven, integrated dishwasher and Italian feature tiles
- Kitchen benchtops quantum quartz, carbon matte
- Tex Mutina Italian tiles featured in ensuite, laundry and kitchen
- Ducted two separately zoned reverse-cycle air conditioning systems for both bedroom and living spaces
- Bowers and Wilkins wired speakers to lounge room
- Large European-style laundry
- Merbau front and rear deck
- Secure rear yard with Colorbond fencing
- Low-maintenance gardens with mature bay tree, plum and olive and raised productive vegetable beds
- 13kW 'solar system' virtually eliminating bills
- New insulation throughout
- Sensor lights
- Circular driveway
- Energy efficient top-down bottom-up Cosiflor honeycomb blinds from Nordic Blinds
- Double glazing through majority of the house, only excluding the bathroom/toilet and converted garage
- Fully electric home with Hyundai panel solar system and Fronius inverter
- Located in Chapman Primary school catchment
- Convenient location, close to R7 bus stop to the city, nearby local shops, Cooleman Court Shopping Centre, easy access to Woden, Tuggeranong and Belconnen via the Gunghalin Express Way. Short drive to Stromlo and some of Canberra's active tracks.