

# 46 Santalum St, Rivett, ACT 2611

forsalebyowner.com.au

## House For Sale

Monday, 13 November 2023

46 Santalum St, Rivett, ACT 2611

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1103 m2

Type: House



For Sale By Owner (ACT)

**\$1,000,000 - \$1,050,000**

This charming home sits on a spacious 1103m<sup>2</sup> plot, offering countless opportunities to make it your own. This beautifully presented and highly liveable 3-bedroom family home is perfectly suited to meet your needs. The kitchen and bathroom have undergone a renovation, resulting in a contemporary look that is sure to impress. Enjoy modernised amenities including a dishwasher, instantaneous gas hot water and ADSL2+ connection. Rich hardwood timber floors radiate warmth and character throughout, creating an inviting atmosphere. Regardless of the season, your comfort is ensured with ducted floor heating and soothing evaporative cooling, allowing you to remain comfortable all year round. The backyard offers a peaceful retreat, allowing for privacy and serenity as you step out into the fully colourbond fenced backyard. Take pleasure in the abundance of fruit trees that have been carefully cultivated, providing a bountiful harvest. Picture the joy of picking your own fresh fruits and enjoying them in the sunshine of the north-facing orientation. Situated in a quiet and sought-after neighbourhood, this property effortlessly meets your everyday needs. Enjoy the convenience of nearby amenities as you are within walking distance to Coleman Court, local schools, and public transportation options. What sets this property apart though, is its incredible potential. With the opportunity for expansion or development, you have the ability to turn this blank canvas into your own masterpiece, crafting the perfect sanctuary that suits your unique desires. Property Features- 3 bedrooms, two with built-in robes - Updated Kitchen and Bathroom - Hardwood timber floors - Fully fenced yard (colourbond) - Ducted evaporative cooling - Ducted heating - Bathtub and shower, separate toilet - Instant gas hot water - Separate laundry - Double car accommodation - 1103sqm parcel of land (eligible for dual occupancy development with Territory Plan variation)Virtual inspections can be arranged by appointment.The Phone Code for this property is: 64005. Please quote this number when phoning or texting.Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.