

**47 Levien Street, Scullin, ACT 2614**



**Sold House**

Thursday, 7 March 2024

47 Levien Street, Scullin, ACT 2614

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 341 m2**

**Type: House**



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**\$720,000**

Situated in the serene streets of Scullin, 47 Levien Street stands proudly as a cherished first home - a canvas of love, growth, and memories. In 2017, the homeowner, drawn by its perfect location and the potential to imprint their personal style, embarked on a journey to call this three-bedroom, one-bathroom abode 'home'. Over the years, they transformed the humble home into a sanctuary of their own. The entrance, graced by a generous, private courtyard, complete with a sturdy sandstone wall, invites you into an open-plan living area. Situated at the heart of the home, a recently renovated kitchen resonates with stories of laughter, shared home cooked meals, and countless cherished moments spent with loved ones. Evolving with the homeowner over the years, this home has seen its walls moved, and its spaces reimaged. A fresh coat of paint and new vinyl wood-look flooring throughout breathe new life into its interiors. In order to maximise utility and aesthetic appeal, the kitchen now seamlessly blends with the laundry area offering direct access to the courtyard. The backyard, once a blank canvas, now boasts a new undercover deck, with revamped landscaping providing the perfect backdrop to outdoor living. It's a space that saw summer meals, backyard celebrations, and moments of peace, with a side gate offering a quick escape to the open air and additional room to play ball with their furry companion. As the homeowner looks to start their next chapter, in a larger home with their partner, they reminisce on moments of joy of their easy maintenance, pet-friendly space, and the warmth of a home that grew alongside them. The memories of sunlit meals on the deck, intimate gatherings in the private courtyard, and the laughter that echoed within these walls will forever be part of its story. 47 Levien Street isn't just a house, it's a testament to the growth, love, and the endless possibilities that a home can offer. Holding onto the echoes of the past, a perfect start for a first-time homebuyer, it's now ready to welcome new a new homeowner who's chapters are waiting to be written. More Details:- Three-bedroom, one-bathroom, one car garage family home- Sturdy double-brick construction- Bedrooms each ft. carpet & built-in wardrobes, two with mirrored sliding doors- Open plan living, kitchen & dining space- Renovated kitchen ft. brand new 900mm electric Westinghouse stove top, Everdure 600mm electric oven, Bosch dishwasher, subway tile splashback, stainless-steel sink & breakfast bar- Wood-look vinyl flooring throughout- Panasonic split system heating & cooling to living space & master bedroom- Single & double-glazed windows throughout- Fresh paint throughout interior- Main bathroom ft. built-in bathtub, separate shower & frosted windows- Laundry included in kitchen ft. linen cupboard & external access to front courtyard- Separate, generous linen cupboard in hallway- Oversized, single car lock up garage - Private front courtyard ft. sandstone rock walls- Spacious low maintenance backyard ft. garden shed, decked undercover veranda & access to the garage- Fantastic, family friendly suburb- Within walking distance of local playgrounds, including Levien Street Playground, Hargrave Street Playground & Broadsmith Street Playground- Within walking distance of local sporting ovals & Scullin Cricket Nets- Close commute to local childcare centres, pre-schools, primary schools, shops & eateries- Year Built: 1977- EER: 4.5 stars- Approx. Block Size: 341 sqm- Approx. Living Size: 107.44 sqm- Approx. Garage Size: 27.50 sqm- Approx. Council Rates: \$2478.34 per annum- Approx. Rental Return: \$630 - \$650 per week