

# 5 Marlock Street, Rivett, ACT 2611

## House For Sale

Tuesday, 12 December 2023



5 Marlock Street, Rivett, ACT 2611

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 776 m2

Type: House



Happy Singh



Kammy Singh  
0424362426

## AUCTION

Auction Location: ONSITE Hawk Real Estate is proudly presenting a home with an exciting bonus – a brand new granny flat! This 3-bed, 2-bath residence with a 2-car garage is designed for modern living. Step into a home that effortlessly combines comfort and style. The main house features three bedrooms with built in robes and 2 modern bathrooms, master with ensuite, providing ample space for your family's needs. While, the 2 car garage ensures convenience. Modern kitchen with ample of storage, open plan living and dining area where you get abundance of natural light. What sets this property apart is the brand new 2 bedrooms granny flat, a perfect addition for potential passive income. Whether you choose to rent it out or host guests, this versatile space opens up endless possibilities. This home is not just a residence; it's an investment in your future. Embrace the potential for extra income while enjoying the comfort of a thoughtfully designed living space. Seize the opportunity to make this property your home and smart investment today!" Location-wise, you couldn't ask for more. Within walking distance, you'll find the Rivett Shops, sprawling open playing fields, the vibrant Cooleman Court shopping precinct, and convenient public transport options. This home presents an excellent entry point into the ever-popular Weston Creek market, combining a peaceful setting with easy access to all the amenities you desire. (House Features Include) • 3 bedrooms with built in robes • 2 bathrooms • Ducted reverse cycle heating and cooling • Electric cooktop & Electric oven + Dishwasher • Automatic double garage • Double glazed windows • 6.6kw Solar system • 4500L water Tank • Energy Efficiency Rating 6.0 Stars • External walls Brick veneer. Block size 776m<sup>2</sup> • Residence: 141.60m<sup>2</sup> • Garage: 45.40m<sup>2</sup> • Total: 187.00m<sup>2</sup> (Granny Flat Features Include) • 2 Bedrooms with built in robes • 1 modern style bathroom & Dual flush Toilet • 1 Carport + 3 car space on drive way • Split systems Heating and cooling • Electric cooktop & Electric oven • Dishwasher Franke • Timber fencing and color bond fencing • Color bond roof cladding • External walls Brick veneer • Energy Efficiency Rating 6.0 Stars • Residence: 71.20m<sup>2</sup> • Carport: 19.69m<sup>2</sup>