

# 5 Melia Place, Rivett, ACT 2611

LUTON

## Sold House

Friday, 1 March 2024

5 Melia Place, Rivett, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 799 m2

Type: House



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## Contact agent

This lovely, contemporary four-bedroom split-level home in a quiet cul-de-sac, will delight many who will appreciate its light-filled, inviting interior spaces and generous outdoor space. It also presents a fantastic opportunity to buy into the ever-popular suburb of Rivett, with its close proximity to local schools, shops and arterial roads creating a lifestyle of convenience. With an attractive yet discreet street frontage with established gardens, this home has instant appeal. Stepping inside, the split-level layout offers segregation with the lounge room and main bedroom (with renovated ensuite) on the upper level. The dining area with built-in cabinetry is adjacent to the updated kitchen which features modern tones and good bench and storage space, and leads out to the outdoor entertaining space. Offering versatility, there are three additional bedrooms (two with built-in wardrobes) of which one could comfortably be used as a study for those working from home. The main bathroom that services these rooms has been fully renovated to match the ensuite. Ideal for the enjoyment of the whole family, the generous backyard has space for entertaining, plenty of grassed areas, a woodfired pizza oven, cubby house and raised veggie/garden beds. Additional features include ducted gas heating, a reverse cycle split system, garden shed storage, a double carport and off-street parking – everything you could want for your family! Features: - Quiet cul-de-sac position - Walking distance to the Rivett Shops and Oval - Fully updated home - Split-level living - Updated kitchen - Renovated bathroom and ensuite - Four bedrooms (or three plus study), three with built-in wardrobes - Ducted gas heating and reverse cycle split system - Outdoor entertaining area - Woodfired pizza oven - Established gardens - Garden shed and cubby house - Double carport plus off-street parking - Rental appraisal of \$650 to \$700 per week EER: 3 Land Size: 799m<sup>2</sup> Living Size: 131m<sup>2</sup> (approx.) Land Rates: \$3,407 p.a (approx.) Land Value: \$634,000 (approx.)