

**50 Santalum Street, Rivett, ACT 2611**



**House For Sale**

Tuesday, 2 April 2024

**50 Santalum Street, Rivett, ACT 2611**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 961 m2**

**Type: House**



Steve Whitelock  
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Alex Whitelock  
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**\$850,000+**

First time on offer in more than 40 years, a much loved and meticulously maintained family home underpinned by a generous 961sqm land holding in a beautiful leafy loop street. Featuring spacious bedrooms with large picture windows, bright and airy living areas, a comfortable home with fantastic potential to enjoy as is or reimagine with modernising and extending or opportunity to build your dream home. Complimented by a large backyard surrounded by tranquil native gardens, vegetable patches and gazebo. Tandem carport completes a wonderful package, the perfect offering for first home buyers looking to buy into a fantastic area close to great schools, shops and amenity.\* Well maintained, privately built home\* Generous land holding of 961sqm\* Lounge and dining rooms\* Original bathroom\* Gas heating, evaporative cooling\* Built in robes in 2 of the 3 bedrooms\* Separate laundry with cupboards\* Garden shed and storage area\* Tandem double carport\* Beautiful, established front and rear gardens\* Off street parking\* Minutes to Cooleman Court and Westfield Woden Rates: \$3,403pa (approx.) Land Tax: \$5,893pa (approx. if rented out) UCV: \$608,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.