

52 Streeton Drive, Rivett, ACT 2611



House For Sale

Wednesday, 12 June 2024

52 Streeton Drive, Rivett, ACT 2611

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 914 m²

Type: House



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Auction 29/06/2024

When you step inside this unassuming 3-bedroom family home, you'll be immediately surprised by the space and luxury. The lounge room is defined by its glorious hardwood floors that gleam under the natural light pouring in through the window. The living room is an even larger space - an extension to the original house, this room is a perfect blend of spaciousness and cosiness, designed for family life. Nestled between the two living spaces is a foodie's dream. Large and well-appointed, the kitchen provides generous bench space, gas cooktop plus an abundance of storage and pantry space, all under the natural glow of the electric skylight. Whether you're making a family dinner or entertaining friends, you'll find everything you need for a memorable meal in the adjacent formal dining room. At the end of the day you can retreat to one of the three bedrooms, each with built-in robes and large windows dressed with beautiful formal drapes. The rooms are quiet and peaceful, combining practicality with a touch of elegance. The home is warmed by ducted heating. The renovated bathroom with separate toilet epitomises classic styling. Burgundy tiles and high-quality fixtures - including full bath - offer a timeless aesthetic. Step outside onto the large deck and take in the enormous and enchanting cottage garden, adorned with paved paths that invite exploration. A large deciduous tree stands as the centrepiece, providing summer shade and filtered sunlight in winter. Even with the garden shed, veggie patches and charming cubby house, there's still plenty of room for the kids to run around and play. The property is close to Chapman and Duffy Primary schools, as well as the Rivett cafe, bakery and supermarket. It's walkable to restaurants, shops, public transport and services of Cooleman Court, and just as close to the Cooleman Ridge nature trails with their sweeping views to the Brindabellas and over Canberra's landscape. If you love peace and quiet in a friendly neighbourhood that has room for the kids to play, then this just may be your family's new home.

HIGHLIGHTS
Spacious three bedroom home offering charm and quality
Large block on a leafy street opposite parkland and close to shops, schools and nature
Classified as above average build
Enormous lounge room with floor-to-ceiling windows and french doors
Formal dining flows onto both lounge and family room
Family room looks onto the lovely back garden
Kitchen features new oven, dishwasher, built-in rangehood and plenty of prep and storage space
Electric skylight in kitchen
Three very generous bedrooms all with built-in robes and leafy outlooks
Refurbished main bathroom boasts an extra deep bath and high quality fixtures and fittings
Additional linen cupboards
Polished floors throughout and new bamboo flooring in family room
Quality window furnishings with pelmets and thick curtains
Laundry Room with backyard access
Ducted gas heating and split systems in all bedrooms and living room
Dual solar systems on East and West of roof with 0.1000000 feed in tariff
Stunning covered deck with rotunda style pergola perfect for large gatherings
Picturesque rear garden with established hedges, exotic and native plants, veggie beds, Canberra red brick-paved entertainment area, children's cubby and chicken coop
Weeping cherry, Manchurian pear, David Austin roses, bearded iris and a plethora of bulbs
Single garage with workshop
Single Carport
Multi-purpose garden shed
Brand new hot water system
Quick 5 minute walk to R7 bus connection to the city interchange
Short walk to Cooleman Court shops
CLOSE PROXIMITY TO
A walk to the local Rivett shops and oval, Chapman shops, Cooleman Court, Chapman Primary, Duffy Primary, St Jude's Primary School and St Judes Early Learning Centre Preschool, St John Vianney's Primary School, Canberra Montessori School, Orana Steiner School, Mount Stromlo High School, Arawang Netball Courts, Mount Stromlo Forest Park and Cooleman Ridge

STATISTICS (all figures are approximate)
Block: 28
Section: 22
Land Size: 914m² (Please note: The Territory Plan 2023 will allow dual occupancy developments on residential suburban zoned blocks (RZ1) of 800m² with a modest second dwelling of 120m² (excluding the garage). The block can then be unit-titled under the Unit Titles Act 2001 to allow the second dwelling to be individually sold.
EER: 1.5
Home Size: 193.08m²
Internal Living: 144.95m²
Carport & Workshop: 48.13m²
Year Built: 1971
Land value: \$624,000 (2023)
Rates: \$3,368 annually
Land tax: \$5,819 annually (if purchased as an investment)