

57 Prichard Circuit, Richardson, ACT, 2905

Sold House

Saturday, 21 January 2023



THE
PROPERTY
COLLECTIVE

57 Prichard Circuit, Richardson, ACT, 2905

Bedrooms: 4

Bathrooms: 1

Parkings: 5

Type: House

Live the good life, all the hard work has already been done, simply move in & enjoy!

A quiet loop street locale, offering an opportunity to break into the market, secure your downsized home or add to the investment portfolio, welcome to your new home!

Upon entry to your right, you are welcomed into the light-filled open-plan living room, offering generous space for the whole family to relax & unwind. Hybrid timber flooring has been laid through all high-traffic areas of the home offering low-maintenance & easy-care living.

The true hub & heart of every home, the kitchen, offers ample bench space, built-in cabinetry, modern appliances & your very own seamlessly built-in dining/breakfast table. The home master chef will be thrilled with the Pyrolytic air-fry oven, built-in microwave & built-in dishwasher for added convenience. Tastefully renovated with striking herringbone design splashback tiles, this space must be seen in person to truly appreciate it.

All four bedrooms within the home are well-sized & all feature built-in storage, mirrored glass robe doors & brand-new carpet underfoot.

The main bathroom has undergone a transformation & is fully renovated featuring both a bath & shower, perfect for the whole family!

Heading outdoors you'll find both the impressive & expansive covered outdoor entertainment area. Freshly concreted & opening straight onto the lush yard beyond this space offers year-round entertainment & relaxation for both yourself, family & friends.

Beyond is the established & low-maintenance yard. Offering ultimate privacy with Colorbond fencing to all sides, level lawn area, multiple storage options & plenty of scope to add your own touches should you wish.

A standout feature of this home is the incredible car accommodation. A huge 75m², 4-car garage complete with 5 metre wide & 2.5-metre-high automatic roller door, sit proudly & neatly along the left-hand side boundary. Offering a handy powder room & 3-phase power, this space has all the bells & whistles you may rarely see your motor/hobby enthusiast.

In front of this impressive structure is a generous concrete landing pad for housing your trailer, boat or caravan. Access to this space is provided via the oversized 25m² carport, offering access through an automatic roller door 2.5 metres high by 2.7 metres wide.

This level land holding offers ample opportunity for further extension & additional room for garaging should you wish or need.

Offering a ready-to-move into, light-filled & functional family home, this one has everything you've been searching for & more, don't miss this opportunity to secure your new home!

The Perks:

- Quiet loop-street locale
- Level land holding offering ample opportunity for future extension
- Family-friendly suburb
- Light & bright
- Freshly painted throughout
- Hybrid timber flooring for easy-care & low-maintenance living
- Smart ducted & zoned electric heating/cooling throughout (controllable via app)
- Fully renovated kitchen with built-in dining/breakfast table
- Built-in dishwasher

- Electric appliances
- Air-fry pyrolytic oven
- Built-in storage in all bedrooms
- Built-in double bed & bookshelf
- Brand-new mirrored robe doors
- Security shutters on all bedroom windows & living windows
- New carpet throughout all bedrooms
- Neat & tidy bathroom with both bath & shower
- Expansive covered outdoor entertainment area
- Established low-maintenance yards
- Irrigated front lawn area
- Oversized four-car garage with powder room & 3-phase power
- Huge garden shed 6m x 3m
- 5,000 litre water tank with pump
- Uniden security camera system installed
- Smart video doorbell
- Plenty of off-street parking
- Access for boat, trailer, caravan behind secure roller door entry
- Easy access onto the Monaro Highway

The Numbers:

- 120m² living space
- 96m² car accommodation
- Level 786m² block
- Energy efficiency rating of 1.5 stars
- Above average building report
- Build date 1982
- Rental estimate \$730 - \$750 per week approx.
- 6KW Solar system
- 5,000 litre water tank
- UV \$469,000
- Rates \$2,628 per annum
- Land tax \$3,902 per annum (investors only)
- Only 2-minutes drive approx. to Richardson Primary School
- Only 3-minutes drive approx. to thriving Calwell shopping hub
- Only 5-minutes drive approx. to St Francis of Assisi Primary School
- Only 5-minutes drive approx. to Caroline Chisholm Junior & Senior Campus'
- Only 7-minutes drive approx. to thriving Chisholm shopping village