63 Scrivener Street, O'Connor, ACT 2602
House For Sale

Thursday, 21 December 2023

63 Scrivener Street, O'Connor, ACT 2602

Bedrooms: 3   **Bathrooms: 1**   **Parkings: 1**   **Area: 758 m2**   **Type: House**

James Carter And Nik Brozinic
0261763443

Keeley Gillespie
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Forthcoming Auction

The features you want to know!+ Three-bedroom original weatherboard cottage+ Open plan living, and meals area segregated from bedrooms+ Functional kitchen with laminate benchtops+ Westinghouse electric cooktop and oven+ Bathroom with bathtub and separate wash closet+ Laundry with side access+ Carpet to bedrooms+ Ample storage including coat and linen cupboards+ Mature gardens providing leafy outlooks+ Separate lockable store room+ Stiebel Eltron electric hot waterWhy you want to live here!Nestled behind well-established hedges along a tree-lined street, 63 Scrivener Street offers a functional floorplan spread over 100m2 (approx.) of internal living. The original weatherboard façade exudes charm and character, with the quaint cottage poised in the centre of a generous 758m2 (approx.) parcel of land. The floorplan is both functional and considered in design, with the three generous bedrooms and bathroom segregated to the left wing of the home and able to be completely closed off. The open plan living and meals area greets you upon entry, with an abundance of natural light enhancing the appeal. Adjacent is the practical kitchen, well-equipped with Laminate benchtops and freestanding Westinghouse appliances including an electric cooktop. The laundry offers side access and is conveniently located next to the storeroom, which could easily function as a mud room also. The stats you need to know!+ Block: 18+ Section: 12+ EER: 4 stars+ Block Size: 758m2 (approx.)+ Land Value: $1,086,000 (2023)+ Living: 100.2m2 (approx.)+ Store Room: 2.33m2 (approx.)+ Rates: $5,102 per annum (approx.)+ Land Tax: $9,479 per annum (approx.) *only payable if rented+ Heating and cooling: Split system reverse cycle+ Rental Appraisal: $ - $ per week (approx.)