

65 Croton Street, Rivett, ACT 2611

VERV

House For Sale

Friday, 3 May 2024

65 Croton Street, Rivett, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 747 m2

Type: House



Karen Brill

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Auction

Nestled on an exceptionally quiet street, this delightful home offers a serene retreat with an array of desirable features. From established fruit trees to thoughtful insulation, this property is a true gem! From the moment you enter the home, warm polished timber flooring complements sun-kissed interiors as natural light floods every room, creating a welcoming ambience. The addition of a cosy Nectre combustion wood fireplace (installed in 2020), along with ducted heating, and evaporative cooling, plus well-insulated ceilings, walls, and underfloor spaces ensure year-round comfort for you and your family. The master bedroom offers space and storage with a built-in wardrobe. Two additional bedrooms include built-in robes packed with both shelving and hanging space, with access to the main bathroom. Motorized external blinds adorn the west-facing bedroom windows, providing privacy and shielding from the sun. All bedrooms are segregated from the living area, ensuring restful nights. For the chef of the home, a functional stylish kitchen is the heart of the home, offering ample storage and appliances, including a 900mm Ilvie stainless steel freestanding oven with 5 burner gas cooktop, Bosch dishwasher all connecting both dining and living areas, surrounded by a leafy setting. The well-established backyard provides a private and tranquil oasis, with fruitful gardens including citrus, cherry, and fruit trees plus berry patches, offering an abundance of healthy, fresh produce straight to the table. The spacious yard is complete with Colorbond fencing, providing a secure setting for those with furry friends or kids to play. With a multitude of bus stops, local Rivett shops now with a cafe, playground and walking paths, you will never be at a loss for things to do. This home presents a harmonious blend of comfort, convenience, and natural beauty. AUCTION on-site, Saturday 1st June at 10 am. FEATURES:- An opportunity to buy in a highly desirable suburb - Light-filled 3 bedroom home- Set across a generous 747m² block - Quiet, peaceful street appeal with only local traffic - Natural sun-kissed setting throughout the day -- Master bedroom with BIR - - Two additional bedrooms each with BIR - 2 x Main bathrooms - Polished timber flooring throughout main areas - Ducted heating, evaporative cooling- Combustion wood fireplace for all-year-round comfort - Added comfort with insulation to ceiling, walls and under flooring.- Motorised electric blinds to the west-facing rooms, providing privacy & shade - Functional kitchen offering ample storage.- Quality Ilvie oven offering 5 burner gas cooktop - Established fruit trees and berry patches for healthy, fresh produce - Colorbond fencing to the backyard, secure for the kids or pets to play - A multitude of bus stops, local Rivett shops, cafes, playgrounds & walking paths ESSENTIALS:Built: 1972 EER: 2.0 starsUV: \$632,000 Block size: 747m²Living size: 111.18m²Sunroom: 24.48m²Carport: 36.18m²Rates: \$3,242 pa (approx.) Land Tax: \$5,548 pa (approx.) (for investors only)Rental Estimate: TBC