

**71 Clift Crescent, Richardson, ACT 2905**



**House For Sale**

Wednesday, 12 June 2024

71 Clift Crescent, Richardson, ACT 2905

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 997 m2**

**Type: House**



Kate Coultas  
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Joseph Walker  
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## Auction 26/06/2024

With spacious interiors, a sprawling yard, and a family friendly location, this property offers the perfect opportunity for the astute buyer to capitalise on its potential. The functional floor plan offers a separate lounge plus an open plan family room. Featuring three bedrooms and two bathrooms, this property provides ample space for everyone. The master bedroom features a built-in robe and an ensuite, ensuring privacy and convenience. The additional bedrooms are both well-sized and serviced by the main bathroom with separate tub and shower. For year round comfort the property is fitted with two reverse cycle units, ducted gas heating and a fireplace. The property also boasts a single garage with workshop to the rear, providing secure parking for your vehicle and extra storage space. With a land area of 997sqm and a building area of 139.4sqm, there is plenty of room to move and grow. Built in 1981, this property has stood the test of time and has been well-maintained. It offers a solid foundation and the potential for you to add your personal touch and make it your own. Outside, the property is fully fenced, ensuring privacy and security. The garden provides a peaceful retreat, and the covered outdoor entertaining area is ideal for hosting barbecues and enjoying the fresh air. Located in a desirable neighborhood, this property is close to schools, parks, and shops. It offers easy access to public transportation and major roads, making your daily commute a breeze. • Living: 139.4sqm • Garage + Storeroom: 40sqm • Block: 997sqm • UV: \$451,000 approx (2023) • Rates: \$2,342pa approx • Land Tax: \$3,489pa approx • EER: 2.0 Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.