

**8 Marlock Street, Rivett, ACT 2611**



**Sold House**

Tuesday, 15 August 2023

**8 Marlock Street, Rivett, ACT 2611**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 783 m2**

**Type: House**



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**\$845,000**

In a quiet and peaceful neighbourhood and with full privacy in the backyard, this home is one to move in and renovate later. A mostly original home but with many improvements including an extension at the rear that adds an extra living room that opens to the rear deck overlooking the beautiful gardens. 3 good-sized bedrooms with the 3rd turned in a study as it is currently the walk-through to the rear family room. Flexible options exist for the new owners to make their own configurations work. A feature of the home is the front timber verandah which spans the full width of the home, what a great place to sit and watch the birdlife in the beautiful trees of the garden and street, it is fully undercover and easily accessible.\* 2 living spaces, the formal lounge/dining at the front of the house and the light filled family room at the rear.\* 3 bedrooms or 2 plus study\* Built-in robes in all bedrooms\* Electric roller shutters on various windows\* The heart of the home is the kitchen with bench opening towards the dining room\* Front and rear timber decking for alfresco living\* Ducted gas heating and ducted evaporative cooling\* 2 x split system reverse cycle airconditioning in family room and dining room\* Double detached garage with power extra room for storage\* Landscaped and well tended gardens with beautiful established plantings Rates: \$3,029pa (approx.) UCV: \$649,000 (2022) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.