

**85 Deamer Crescent, Richardson, ACT, 2905**

**Sold House**

Friday, 10 February 2023



THE  
PROPERTY  
COLLECTIVE

85 Deamer Crescent, Richardson, ACT, 2905

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**

## **Renovated throughout, future proofed with room to grow & your very own Brindabella Mountain backdrop!**

Offering a single level residence overlooking greenspace that's all packaged up on a large land holding, welcome to your new home!

Upon entry to your left, you are welcomed into the light filled formal living & dining room, offering generous space for the whole family to relax & unwind.

The fully renovated kitchen enjoys direct views of the entire yard space & expansive outdoor entertainment area beyond. Featuring Bosch electric appliances, ample cupboard space both above & below bench as well as a built-in dishwasher for added convenience, it's hard not to instantly fall in love!

All three bedrooms within the home are well sized & two of the three feature built in storage of their own & shutters for added security & privacy.

The main bathroom has been renovated, is two-way adjoining the main bedroom & features both a bath, shower & separate powder room space.

Heading outdoors you'll find both the impressive & expansive covered outdoor entertainment area. Soaking in scenic views toward the Brindabella Mountain ranges this space offers year-round entertainment & relaxation for both yourself, family & friends.

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

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

Offering a ready to move into, light filled & functional family home, this one has everything you've been searching for & more!

### **The Perks:**

- Renovated throughout
- Large land holding offering ample opportunity for future extension
- Family friendly suburb
- Segregated living areas
- 10 solar panels approx. 3KW system
- Light & bright
- Tiled high traffic spaces for easy-care & low-maintenance living
- Split system heating & cooling unit in formal living area
- Split system heating & cooling unit in main bedroom & third bedroom
- Wood fireplace in family room
- Fully renovated kitchen
- Bosch built-in dishwasher
- Bosch electric appliances
- Built-in storage in two of the three bedrooms
- Security shutter on main bedroom & bedroom 3 facing the street
- Renovated bathroom with both bath & shower
- Expansive covered outdoor entertainment area
- Established low maintenance yards
- Oversized double garage with automatic doors
- Double gates providing side access to rear yard

- Plenty of off-street parking
- Fronting greenspace
- Easy access onto the Monaro Highway

The Numbers:

- 112m<sup>2</sup> living space
- 43m<sup>2</sup> oversized double metal garage with auto doors
- 861m<sup>2</sup> block
- Rental estimate approx. \$670 - \$700 per week
- Energy efficiency rating of 1.5 stars
- Build date 1985
- UV \$477,000
- Rates \$2,658 per annum
- Land tax \$3,967 p.a. (investors only)
- Only 2-minutes drive approx. to Gilmore Primary School
- Only 3-minutes drive approx. to Richardson Primary School
- Only 3-minutes drive approx. to Caroline Chisholm Junior & Senior Campus'
- Only 4-minutes drive approx. to thriving Calwell shopping hub
- Only 5-minutes drive approx. to thriving Chisholm shopping village