

# 9 Hemmings Crescent, Richardson, ACT 2905



## House For Sale

Friday, 10 May 2024

9 Hemmings Crescent, Richardson, ACT 2905

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Elie Aoun

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## Auction 01/06/2024

Set within a quiet street is this 3-bedroom home, perfect for the young couples with no kids or existing young families. With the Tuggeranong Valley providing the perfect place for young families to live or the downsizers wishing to stay put, the interest will be aplenty. The flexible & ideal floor plan offers natural light throughout & living room segregation. The chef at heart will fall in love the kitchen bench tops with the well-appointed kitchen which offers stainless steel appliances, including gas cooking, plenty of bench space & cupboards aplenty. When juggling work, kids & your social commitments, doing the dishes will be a breeze with the provided dishwasher. The kitchen adjoins the family and meals area to create an open plan that makes this home suited to the entertainer. Once food is made glide through the close by laundry doors to the undercover pergola entertaining area, perfect for the family BBQ's & gatherings. Just be sure to bring enough food. The car enthusiast will be excited to see the double garage along with ability to drive their pride & joy through to backyard, for those times to getaway & work on it. Stay cool in summer & warm in winter with the ducted heating & evaporative cooling with along UPVc Double Glazed windows and front door, the home is made for comfort all year round. Save money with all the creature comforts including Solar hot water, 3.9 k/w Solar panels, sealed high thermal performance pet door and 2 water tanks. Set at the front of a 989m<sup>2</sup> block, a developer or small builder will see the opportunity for an additional separate home, which could be sold under the new territory-plan (subject to DA approval). Close the Chisholm's main shopping center & some of Tuggeranong's most popular schools, this home presents as the perfect opportunity for all families big & small. The idyllic location of this fine property may make you the envy of all your friends. Do not hesitate - make the first step to a more enriched life today. The Perks:- Large 989m<sup>2</sup> block with opportunity for additional home- UPVc Double Glazed windows and front door- Energy Efficiency Rating of 4 stars- Plenty of kitchen benchtop space & cupboards- Gas cooking with stainless steel appliances- Built in robes in all bedrooms- Ducted gas heating & evaporative cooling- North facing aspect to side of home- Solar hot water- 3.9 k/w Solar panels- Sealed high thermal performance pet door- Established vegetable gardens with fruit trees & chicken coup- Ethernet cabling to lounge and one room- Double garage with extra storage- Close the Chisholm's main shopping center- Close to R5 rapid route The Numbers:- Total internal living: 104m<sup>2</sup>- Total block size: 989m<sup>2</sup>- Rates: \$2,790 per annum approx.- Land Tax: (only investors) \$4,534 per annum approx.- Build: 1981- EER: 4 stars