

# 91 Darwinia Terrace, Rivett, ACT 2611



## House For Sale

Saturday, 18 November 2023

91 Darwinia Terrace, Rivett, ACT 2611

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 972 m2**

**Type: House**



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## AUCTION

With a premier corner position in the heart of ever popular Rivett, mere minutes from the local shops, quality parks and the popular walking and riding trails of Cooleman Ridge, this spacious family home is as welcoming as it is convenient. Versatile living consists of both an open plan living and lounge, opening out to an elevated northerly terrace that is perfect for alfresco entertaining, as well as a connected dining and kitchen hub, with its own terrace access. The kitchen is a good size and overlooks the garden, also featuring plenty of bench space, including an eat at breakfast bar, all electric cooking, mosaic style tiled splashback, dishwasher, and abundant storage throughout. The main suite has a full wall of built-in robes and a sparkling new ensuite, complete with backlit mirror, floating timber vanity, and shower with designer tiling and recessed shelf. The main bathroom has a full-sized bathtub, with shower over, and a large vanity with plenty of storage and, along with a convenient separate toilet, services the additional bedrooms, 2 with built-in robes and another easily doubling as a home office, study, or creative space. A good-sized internal laundry, double carport, and additional garden shed complete the home, surrounded by established, tranquil gardens and ready to be moved into and enjoyed.\* 4 bedrooms, 2 bathrooms and 2-car undercover carport on 973sqm of land\* Spacious open plan living and lounge, well connected to both the elevated alfresco terrace and dining/kitchen space, both looking out to the tranquil garden\* All-electric kitchen enjoying plenty of bench space, including eat-at breakfast bar, mosaic tiled splashback, new oven, dishwasher, and plenty of storage throughout\* Main suite with built-in robe and chic ensuite that includes floating timber vanity, backlit mirror, and frameless shower with designer tiling + 2 additional bedrooms with built-ins and versatile 4th bed/study\* Large main bathroom with bathtub and oversized vanity with plenty of storage + convenient separate toilet\* Double undercover carport + large internal laundry\* Short walking distance to local daycare centres and Chapman Primary School\* Residence: 163.78m<sup>2</sup>\* Carport: 37.42m<sup>2</sup>\* Rates: \$3,153 (approx.) Land Tax: \$5,358 (approx.) UCV: \$574,000 (2023) 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.