

**13 Wirilda Street, Rivett, ACT, 2611**

LUTON

**House For Sale**

Friday, 9 August 2024

13 Wirilda Street, Rivett, ACT, 2611

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Escape From The Ordinary

This property presents a rare opportunity for the individually minded buyer to truly escape from the ordinary and acquire an enormously versatile residence with unique character in an appealing loop-street location with parkland opposite. Unassuming from the street, this striking two bedroom home offers the ideal setting for a young family, professional couple or those looking to downsize in a prime central Weston Creek address.

The clever layout incorporates four individual living spaces on two levels comprising separate split-level lounge/dining and family/sitting areas featuring raked ceilings and exposed beams along with an extensive use of natural timbers. The bright kitchen overlooks the lounge/dining areas and offers a breakfast bar and stainless steel appliances including gas cooker, range hood and dishwasher.

The home has been thoughtfully extended to provide a segregated main bedroom with an ensuite bathroom and access to a private rear courtyard.

The 2nd sitting room features its own separate access to the front courtyard presenting the options for it to be used as a home office or professional consulting room - this same space easily lends itself to a simple conversion to a third bedroom.

The stylish main bathroom includes a shower over a sunken bath and separate WC and year-round climate comfort is assured with both ducted gas heating and evaporative cooling supplemented by a split-system reverse-cycle air-conditioner in the lounge/dining area.

A raised timber boardwalk and deck leads out from the family area and overlooks the sprawling back yard with its wide array of mature plantings.

A detached carport and extra storage/workshop area is secured from the street by a remote-controlled automatic sliding gate.

### FEATURES INCLUDE:

- \* Level 859 sqm land parcel in quiet loop-street with parkland reserve opposite
- \* Extended and modernised home of approximately 141 sqm
- \* Secure gated courtyard entrance
- \* Four separate living spaces on two levels comprising both split-level lounge/dining and family/sitting areas
- \* Feature exposed beams and rendered brickwork in lounge/dining areas
- \* Extensive use of raked ceilings and natural timbers
- \* Updated kitchen with breakfast bar, mains gas cooktop, range hood and dishwasher
- \* Ducted gas heating and evaporative cooling
- \* Additional split-system air-conditioner in lounge/dining area
- \* Segregated main bedroom with ensuite bathroom and private courtyard
- \* Built-in wardrobes to both bedrooms
- \* Huge potential for simple conversion of sitting room to third bedroom
- \* Innovative main bathroom with sunken shower/bath and partitioned WC
- \* Separate laundry room
- \* External sliding doors from both sunken lounge and sitting areas
- \* Professionally repainted interiors
- \* Raised timber boardwalk and decking leading out from family area
- \* Detached single carport and workshop/storage shed with remote controlled automatic security gate
- \* Colorbond fencing with side gate access to big back yard
- \* Strolling distance to local Rivett shops and sports fields.
- \* Short drive to Cooleman Court Shopping Centre, Westfield Woden, Canberra hospital, Stromlo Forest Park and Aquatic Centre
- \* Easy commute to Civic, Belconnen, Tuggeranong Town Centres and Canberra airport