

15 Marlock Street, Rivett, ACT, 2611



House For Sale

Friday, 9 August 2024

15 Marlock Street, Rivett, ACT, 2611

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Chris Churchill

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Perfectly Positioned

Perfectly positioned in a quiet loop street surrounded by well-established homes and new builds this 3-bedroom property set on a large 662sqm block is the perfect starting point for first home buyers, investors or renovation gurus.

Located within easy walking distance through a reserve to the shops, local school and oval this property is ideal for those with a young family or anyone seeking a convenient lifestyle.

The home has recently been repainted and had new carpets installed, has an updated kitchen boasting plenty of cupboard space, the bathroom features a separate bath and separate shower, plus you'll enjoy the reverse cycle air-conditioning in the living area.

Take advantage of the opportunity to start out on your real estate journey or renovate, extend or redevelop.

Features:

- Spacious living room to the front of the home
- Updated kitchen and bathroom.
- 3 bedrooms
- Air conditioning
- Double metal garage (note the garage will require a new garage door)

Specifications:

Lot: 4 Section: 23 Rivett

Build: 1976

Block: 662sqm

Living: 97.8sqm

Garage: 38.8sqm

EER: 1.5

Zoning: RZ1

UV: \$574,000

Rates: \$3,604 PA (approx.)

Land Tax: \$6,929 PA (approx. if purchased as investment)

For more details call Chris Churchill 0417 080 460